

Waverley Borough Council

Green Belt Review

Part 1: Strategic Assessment of Green Belt Purposes

FINAL REPORT



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AMEC Environment & Infrastructure
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Executive Summary

Background and Purpose of this Report

1. This Report has been produced as part of the Local Plan evidence base for Waverley Borough Council to review the Green Belt across the Borough. The study is being undertaken in two stages: a strategic review of Green Belt purposes (this document) and a more detailed site assessment of potential land which could be considered for review of the Green Belt boundaries. The Review offers a professional, objective judgement on the role of Green Belt in Waverley Borough as measured against the purposes set out in the National Planning Policy Framework (NPPF). The NPPF (paragraph 79) establishes that: *“The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”* Green Belts serve five purposes:
 - to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
2. The NPPF is clear (paragraph 83) that, *“once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan”*. However, the NPPF is equally clear (paragraph 14) that *“Local Plans should meet objectively assessed needs...unless specific policies...indicate development should be restricted”*.
3. This Review is Part 1 of a two-part study to explore the role and function of the Green Belt across Waverley. Part 1 is strategic in nature, which is appropriate at this stage of the Local Plan development, and explores the performance of the Green Belt designation against NPPF criteria in isolation from other potential factors to be considered. Part 2 will consider detailed land parcels and boundaries against a range of other evidence base including housing market studies, landscape, infrastructure and sustainability considerations. Therefore, the most appropriate detailed Green Belt boundaries cannot and should not be identified until the level of development, likely densities, sustainable development considerations and land-take is known and until other elements of the evidence base have been completed.

Assessment Methodology

4. A summary of the key stages in the Part 1 methodology is as follows:

- Identification of initial Green Belt segments using OS maps, aerial photos and site visits, with strong boundaries being used to define boundaries of the segments.
- Assessment of the contribution (significant contribution, contribution, limited contribution) of each segment against four of the Green Belt purposes as set out in the NPPF (excluding regeneration as this is not considered relevant to Waverley), with modification of segment boundaries as required. The Green Belt quality of 'openness' is a key criterion.
- Record the results of the assessment using a matrix and a three-level colouring, with an overall colouring assessment applied to each segment.
- A summary of the results of the assessment through segments being grouped into clusters and recommendations made for each cluster of segments. Where recommendations are made that particular segments/clusters of segments require further consideration, this does not mean that they should be released from the Green Belt, but that they could be considered further depending on development requirements and the findings of other evidence base studies.
- Consideration is given to possible areas for inclusion in the Green Belt using the same assessment criteria (i.e. potential role in preventing sprawl, encroachment, merger and protecting the setting of historic towns) that were used for assessing the existing Green Belt.
- A mapping exercise to identify key constraints.
- The most appropriate detailed Green Belt boundaries cannot and should not be identified until the level of development, likely densities, sustainable development considerations and land take is known and until other elements of the evidence base have been completed.

5. The results of this exercise are recorded in a matrix which sets out how each segment meets or does not meet each Green Belt purpose, including an overall valuation of contribution to Green Belt purposes. In light of the analysis some of the segments might be revisited as well as redefining boundaries of the segments if, for example, a finer-grained analysis was needed. Particular attention is paid to both inner and outer boundaries of the Green Belt. Within each segment, following from the matrix, a succinct colouring system is used as the 'headline' supported by narrative justifying the assessment.

The Green Belt Purposes Colouring Assessment

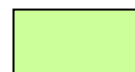
segment makes a significant contribution to Green Belt purposes:



segment makes a contribution to Green Belt purposes:



segment makes a limited contribution to Green Belt purposes:



6. Dark green indicates a significant contribution to Green Belt purposes and amendment of Green Belt boundaries is unlikely to be appropriate, although there could be modest adjustments to boundaries to create a more logical settlement envelope for example. Mid green indicates that the purposes are partially being fulfilled and that the boundary could be revised if other factors so indicate. Light green indicates that there is a relatively limited contribution to Green Belt purposes and these areas could be considered for Green Belt release if desired and subject to other considerations. This approach is considered to be more favourable than a complex scoring system that gives different weightings to different purposes. However, for all colours any proposals for the release of land from the Green Belt, of whatever scale, in accordance with the NPPF, would have to be justified through 'exceptional circumstances'. The colouring assessment includes a commentary and discussion of each segment, and the colouring for each segment then presents the overall conclusion of this assessment process. Land that could be added to the Green Belt i.e. that might improve the function of the Green Belt or could be part of setting long term boundaries is also considered as part of the assessment exercise using Green Belt purposes to test their potential function.
7. A plan of the Green Belt in the study area summarises the assessment findings by Green Belt purpose and overall contribution. This provides a simple graphical representation of those areas where there is most potential to remove land from the Green Belt and those where land should remain in the Green Belt. It is important to note that:
 - Decisions on land for release can only be made once development requirements are known and once the rest of evidence base is complete.
 - Light green does not mean that land makes no contribution to Green Belt purposes, but that it makes a more limited contribution and merits further consideration for release if development requirements indicate that Green Belt land is required.
 - Light green does not mean that land should be released from Green Belt or is suitable for development, or conversely dark green that land should not be released from the Green Belt or is not suitable for development.
 - Areas of wider countryside could be considered for addition to the Green Belt to strengthen purposes and/or provide 'compensation' for release.

Study Results

Assessment of the Green Belt in Waverley Borough

8. The results of the assessment of Green Belt purposes, both individually and overall, reflect the interaction and evolution of the Borough's settlement pattern and landscape character. Thus conclusions on the protection of the land from sprawl and encroachment into the countryside reflect how development been managed and the role of Green Belt in maintaining this pattern and character.
9. The heavily wooded landscape character of the Borough exerts a considerable influence over the perception of the openness of the Green Belt. Across substantial areas of the Borough, views are restricted to the short and middle distance creating a strong sense of visual enclosure and rural character, even within

the vicinity of relatively (for this Borough) urbanised areas. The network of villages, hamlets and isolated dwellings which lend the Borough character, reflect a long history of settlement for farming and forestry, and more recently modest residential development. Aside from the main settlements, a sense of urbanisation is most keenly felt in the vicinity of the road corridors (principally the A3, A286, A283, A281 and A287) where in some locations ribbon development has occurred.

10. Green Belt has clearly helped to protect the basic settlement pattern across the Borough, maintaining the separation between the principal settlements and the surrounding network of villages and hamlets. The urbanisation of the A31 corridor to the west and north west of the Borough which links Farnham, Aldershot, Farnborough, Camberley and northward to Reading illustrates the cumulative spatial effect of development.
11. The effectiveness of the application of Green Belt policy across the Borough is reflected in the current contribution of land within the Green Belt to individual Green Belt purposes. Thus where land has been protected from encroachment by the urbanising influences, this Green Belt purpose will remain well served. Where the purpose has been compromised by development or it is unclear as to why the Green Belt was designated in a particular location, then purposes become less clear. This is reflected in the overall assessment of Green Belt purposes (Figure 4.1 and Appendix A) which identifies the role of the Green Belt in:
 - Maintaining the character to the Borough which is dominated by attractive open countryside (albeit with views of varying distance reflecting its relatively dense tree cover) and clear distinctions between the main settlements and the network of villages and hamlets.
 - Limiting sprawl along the principal north-south road corridors.
 - Protecting the context of the Borough's historic towns (notably Godalming and Haslemere in respect of the A3100, A283, A286 and A287) in maintaining the unbuilt character of key gateways.
 - Preventing the encroachment of Farnham, Godalming and Haslemere (and to a lesser extent Cranleigh) into open countryside.
 - Making a contribution to Green Belt purposes either singly or in multiple, reflecting the role of Green Belt policy in systematically implementing development restraint which would be more difficult to achieve through policies limiting development in the 'open countryside'.
 - Exhibiting significant interrelationships between the Green Belt across the north of the Borough and the Green Belt in Guildford Borough, where there is clearly synergy between segments (called parcels in the Guildford Green Belt Review) which share the boundary between the Councils. This is most clearly seen between Bramley and Shalford, around Peasmarsh, to the north of Farncombe and around Hurtmore. Any proposals for Green Belt release within Guildford immediately to the north of Waverley will need to be scrutinised in the context of the form and function of the Green Belt in Waverley, and vice versa.

Recommendations in Respect of Specific Segments

12. Given the overall strength of the Green Belt function across the Borough, identification of areas where the adjustment of Green Belt boundaries could be considered for extensive areas of contiguous development is challenging. By contrast there are numerous instances where small scale development could be placed without significant damage to the Green Belt occurring, reflecting the current settlement pattern across the Borough. The generally heavily wooded character of the Borough makes the accommodation of development, in some locations, proportionately easier in terms of avoiding significant visual intrusion. However, cumulatively, damage is likely to occur and function of the Green Belt undermined over the longer term, and establishing long term boundaries for the Green Belt through the subdivision of segments is more challenging. This is particularly the case in the absence of clear boundaries such as roads to help contain development and set long term development limits.
13. Areas for further study are:
 - The north and north western fringes of Godalming at Farncombe/Binscombe (segments C18, C19, C20 and C21).
 - The eastern fringes of Haslemere (segments C45, C46 and C50).
 - Land around the villages of Bramley, Wonersh and Shamley Green (segments E1, E2, E3, E4, E5, E6, E7, E8, C33, C34), Milford and Witley (segments C1, C2, C3, C4, C6, C13, C14, C15, C16, C17), Chiddingfold (segments C41, C42, C47, C48, C51, C52), Elstead (segments W5, W11, W18 and W19) and Churt (segments W23, W24, W25, W27, W28).
14. Potential areas for considering additions to the Green Belt are:
 - Land to the north of Cranleigh (segments S, T and U).
 - Land to the south west of Farnham around Rowledge (segments G, H and I).
 - Land to the north east of Farnham around Compton (segment A).
 - Land to the north east of Farnham around Badshot Lea (segment B).

The Part 2 Study

15. The Part 1 Review is strategic in nature, which is appropriate at this stage of the Local Plan development, and explores the performance of the Green Belt designation against NPPF criteria in isolation from other potential factors to be considered. Part 2 will consider detailed land parcels and boundaries against a range of other aspects of the evidence base including housing market studies, landscape, infrastructure and sustainability considerations. Therefore, the most appropriate detailed Green Belt boundaries cannot and should not be identified until the level of development, likely densities, sustainable development considerations and land-take is known and until other elements of the evidence base have been completed.

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1. Background, Study Remit and Review Approach

1.1 Background and Study Remit

1. This Report has been produced as part of the Local Plan evidence base for Waverley Borough Council to review the Green Belt across the Borough. The study is being undertaken in two stages: a strategic review of Green Belt purposes (this document) and a more detailed site assessment of potential land which could be considered for review of the Green Belt boundaries. The Review offers a professional, objective judgement on the role of Green Belt in Waverley Borough as measured against the purposes set out in the National Planning Policy Framework (NPPF).
2. This Review is Part 1 of a two-part study to explore the role and function of the Green Belt across Waverley. Part 1 is strategic in nature, which is appropriate at this stage of the Local Plan development, and explores the performance of the Green Belt designation against NPPF criteria in isolation from other potential factors to be considered. Part 2 will consider detailed land parcels and boundaries against a range of other evidence base including housing market studies, landscape, infrastructure and sustainability considerations. Therefore, the most appropriate detailed Green Belt boundaries cannot and should not be identified until the level of development, likely densities, sustainable development considerations and land-take is known and until other elements of the evidence base have been completed.
3. The NPPF is clear (paragraph 83) that, *“once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan”*. However, the NPPF is equally clear (paragraph 14) that *“Local Plans should meet objectively assessed needs...unless specific policies...indicate development should be restricted”*.

1.2 Review Approach

1.2.1 Overall Approach to the Strategic Review

1. Overall, and in light of the above, the following characteristics should define a study:
 - Separation of strategic and local reviews, Part 1 considering the strategic purposes of Green Belt against purposes set out in the NPPF, with a detailed site assessment as Part 2 study which combines other aspects of the evidence base, notably sustainability, landscape and infrastructure.
 - Definition of terms such as sprawl and encroachment to help guide the review process and form the basis for criteria-led appraisal against the purposes of Green Belt (taking account of local context such as settlement pattern).
 - Clear boundary definition using the criteria defined in the NPPF i.e. recognisable physical features.

- Qualitative assessment of Green Belt purposes at the strategic review stage, summarised by an indication of contribution ('traffic light' or shading'), but avoiding complex scoring.
2. The NPPF is clear that, once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of *the Local Plan*. However, the NPPF is equally clear that *Local Plans should meet objectively assessed needs...unless specific policies...indicate development should be restricted*. The purposes of Green Belt as defined by the NPPF are:
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

Purpose	Definition of Terms to be applied in Assessment
<i>To check the unrestricted sprawl of large built-up areas</i>	Sprawl – spread out over a large area in an untidy or irregular way (Oxford Dictionary online). Large built-up areas – in the context of this study this is Greater London
<i>To prevent neighbouring towns from merging</i>	Neighbouring towns – Godalming, Farnham, Guildford, Aldershot Merging – this can be by way of general sprawl (above) or; Ribbon development – the building of houses along a main road, especially one leading out of a town or village (Oxford Dictionary Online). This includes historical patterns of, or current pressures for, the spread of all forms of development along movement corridors, particularly major roads.
<i>To assist in safeguarding the countryside from encroachment</i>	Encroachment – a gradual advance beyond usual or acceptable limits (Oxford Dictionary online). The countryside – open land with an absence of built development and urbanising influences, and characterised by rural land uses including agriculture and forestry. Relevant landscape character or quality designations will be taken into account in assessing the role of the Green Belt in safeguarding countryside Openness – absence of built development or other urbanising elements (not openness in a landscape character sense - topography and woodland / hedgerow cover).
<i>To preserve the setting and special character of historic towns</i>	Historic town – settlement or place with historic features identified in local policy or through conservation area or other historic designation(s)
<i>To assist in urban regeneration by encouraging the recycling of derelict and other urban land.</i>	Not considered relevant to Waverley

1.2.2 The Part 2 study

1. The Part 1 study is strategic in nature, which is appropriate at this stage of the Local Plan development, and explores the performance of the Green Belt designation against NPPF criteria in isolation from other potential factors to be considered. The Part 2 study will consider detailed land parcels and boundaries against a range of other aspects of the evidence base including sustainability considerations. Therefore, the most appropriate

detailed Green Belt boundaries cannot and should not be identified until the level of development, likely densities, sustainable development considerations and land-take is known and until other elements of the evidence base have been completed.

2. The detailed site assessment focuses on how an area of search (or a sub-area within it) performs its Green Belt role against the Green Belt purposes, potential long-term boundaries and therefore whether the area should be retained as Green Belt or could be considered for release. The NPPF requires that when defining Green Belt boundaries, local planning authorities should use physical features that are readily recognisable and likely to be permanent, and must be capable of enduring beyond the Plan period (paragraph 85). Thus there could be cases where it would be inappropriate to release land from the Green Belt because there are no identifiable strong boundaries which could be set. This is particularly important in respect of consideration of the potential removal of villages from the Green Belt ('in-setting') which are currently washed over by Green Belt: namely Bramley, Chiddingfold, Churt, Elstead, Frensham (including Millbridge & Shortfield Common), Grayswood, Milford, Rowly, Shamley Green, Thursley, Tilford, Witley and Wonersh. These villages are identified in the Waverley Settlement Hierarchy as being 'communities with local services' and 'rural communities with limited services'. In principle, they could form an appropriate focus for development of a scale that would merit revision of Green Belt boundaries (i.e. accommodating growth beyond local affordable needs)¹. Wonersh, despite having very limited services, is included because of its close proximity to Bramley. In terms of the villages washed over by Green Belt, the purpose of the Part 2 study is to determine in principle whether the settlement could be removed from the Green Belt with an expanded village boundary without compromising the strategic purposes of the Green Belt.
3. Additional sustainability considerations (such as provision of services and accessibility) and constraints tests would need to be applied to identify whether such expansion is reasonable. Key constraints will include: natural environment designations (nature conservation, open space designations as well as agricultural land classification); built and historic environment designations: Scheduled Ancient Monuments, Registered Parks and Gardens, Listed Buildings and Conservation Areas); landscape sensitivity (landscape character, settlement edges, approaches and views, historic landscape character as well as topographical constraints such as steep gradients and ridgelines; and hydrology (watercourses and flood risk).
4. The Part 2 study is therefore a piece of evidence to be used in the overall evaluation of the role of Green Belt across Waverley.

¹ A number of communities are washed over by the Green Belt and do not have a settlement boundary, as defined in the Waverley Settlement Hierarchy: those with very limited services - Hambledon, Busbridge, Rushmoor, Brook and Wormley and other rural communities (ribbon developments/hamlets) – Sandhills, Grafham, Blackheath, Peperharow, Hydestile, Palmers Cross, Rushett Common, Thorncombe Street and Bowlhead Green

2. Policy Context

2.1 National Policy

2.1.1 The London Metropolitan Green Belt and its Designation

1. In the 1920s and 1930s concern began to be expressed regarding the outward sprawl of London. One of the responses to this concern was the London Home Counties (Green Belt) Act 1938, which led to the inclusion of a proposal for a Green Belt ring entirely surrounding London within the 1944 Greater London Plan. The London Metropolitan Green Belt is the largest of England's 14 Green Belts, covering 30% of the total area of all Green Belt land in England. Some 92% of the London Metropolitan Green Belt is undeveloped land, but only 58% of the land is registered as being in agricultural use (compared with 71% of all land in England). There is a high prevalence of 'semi-urban' uses relying on open land, such as golf courses and pony paddocks. The London Metropolitan Green Belt has a significant proportion (5,380ha) of farmland covered by Higher Level Stewardship schemes, but a low overall proportion (51% of all land in agricultural use) of involvement in Natural England funding supporting environmentally sensitive farming (agri-environment schemes; the national proportion is 67%; Green Belt land overall 53%).

Figure 2.1 The Metropolitan Green Belt



Map source: CPRE (<http://www.cpre.org.uk/resources/housing-and-planning/green-belts/item/1957-green-belts-in-england-key-facts>)

2.1.2 National Green Belt Policy

1. Green Belt policy is set out in the National Planning Policy Framework (NPPF) which states that:

“79. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”

The NPPF (paragraph 80) states that Green Belts serve five purposes:

- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
2. In defining the second purpose of ‘preventing neighbouring towns from merging into one another, the NPPF is clearly referring to towns (or their equivalent in terms of size and function), as opposed to settlements generally. Thus villages and hamlets, which are often ‘washed over’ by Green Belt, **do not** fall within this definition.
 3. The NPPF makes it clear that Green Belt boundaries should only be altered in exceptional circumstances and should be characterised by their permanence and endurance beyond a plan period:

“83. Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.”

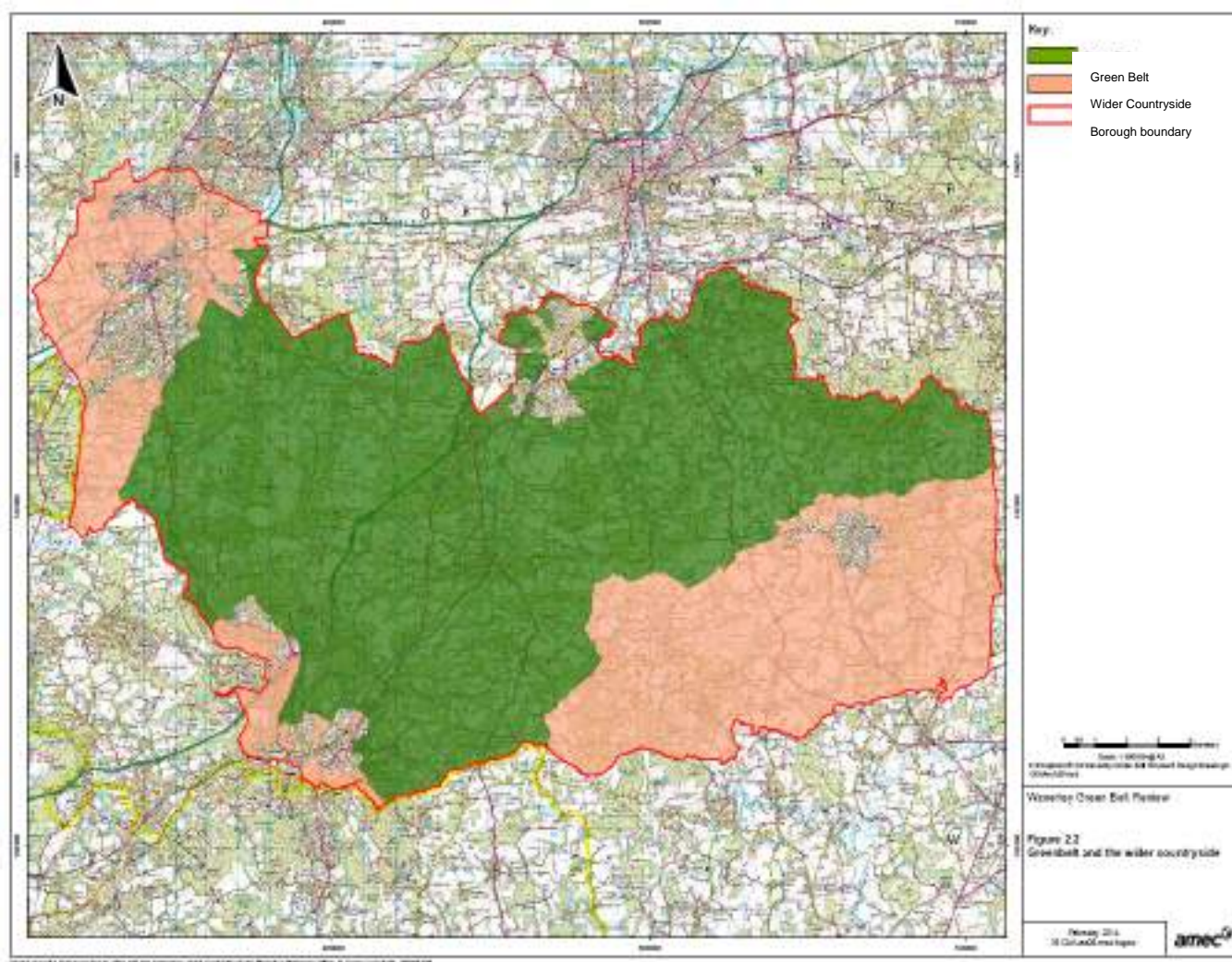
4. In defining Green Belt boundaries, the NPPF (paragraph 85) notes that local planning authorities should:
 - Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development.
 - Not include land which it is unnecessary to keep permanently open.
 - Where necessary, identify in their plans areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period.
 - Make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development.

- Satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period.
 - Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.
5. The definition of Green Belt boundaries can be a complex issue, particularly where significant features such as a motorway, major road or railway can be dominant and create the impression of an un-breachable barrier. However, Green Belt should be considered in a broader context, such as the relationship between particular tracts of land and the wider countryside, in respect of a sense of openness. The strengthening and creation of boundaries can change this visual relationship and help to better define the principle of the permanency of boundaries which informs Green Belt policy.
 6. Critically, the five Green Belt purposes, plus recognition of openness and permanence as essential characteristics are the fundamental basis of national policy for the Green Belt. The introduction of the Localism Act (2012), the Duty to Co-operate and the abolition of Regional Strategies emphasises the role of joint planning between authorities, notably in respect of cross-boundary issues such as Green Belt review.
 7. As part of ongoing debate of Green Belt, the Government has sought to emphasise selected aspects of Green Belt through ministerial statements, particularly the notion of protection. Thus: the fundamental aim remains to protect 'against urban sprawl' and provides a 'green lung' around towns and cities (18 September 2012) and 'openness and permanence are essential characteristics' of the Green Belt (18 September 2012). In addition, most forms of new development are inappropriate in the Green Belt (15 January 2013) and brownfield land in the Green Belt should be better used in a way which is consistent with Green Belt policy (15 January 2013). Green Belt boundaries should only be altered in exceptional circumstances (18 September 2012). Any changes to Green Belt boundaries must be made through the local plan process which involves consultation with local people and formal examination in public (18 September 2012).
 8. The Planning Inspectorate in emphasising the role of robust evidence to underpin local plans, has increasingly identified the importance of a comprehensive Green Belt review in this process. For example, The Inspector's Report of the Dacorum Core Strategy acknowledged that a comprehensive Green Belt review is currently being undertaken '*in order to ensure that a justifiable balance between meeting housing need and protecting the Green Belt can be secured. Without such comprehensive evidence a robust conclusion on the potential for the identification of additional housing sites, either for the medium/long term (as potential sites within the urban areas decrease) or for beyond the plan period, cannot be satisfactorily drawn*'. Examples of compensatory Green Belt provision are still emerging, but the clearest example appears to be that of Cheshire East & Chester where the release of 80ha of Green Belt is proposed to be compensated by the designation of 800ha around Nantwich to preserve the character of the historic town and prevent it merging with Crewe and surrounding villages.

2.2 The Green Belt in Waverley Borough

1. The Surrey Development Plan (1959) included Green Belt which corresponded to the concept set out in the Greater London Plan. For Waverley Borough, only a very small area north of Ewhurst and east of Shamley Green was included. The Green Belt was extended to broadly its current extent (excluding land around Rowly) under the approved Surrey Structure Plan (1974). Proposals in the 1978 Structure Plan sought extension of the Green Belt to cover the remainder of the county and considered a Green Belt distance of approximately 19-24km to be sufficient to perform its role of containing the outward sprawl of London. In reviewing the 1974 extension as part of the Structure Plan Examination, the Secretary of State acknowledged that the areas around Guildford and Godalming have been and continue to be subject to extreme growth pressures and the retention of the Metropolitan Green Belt enables such pressures to be resisted. The extension covering Waverley Borough was approved in 1980 with the proviso that the precise inner boundaries would be determined by Local Plans, allowing for the future growth requirements.

Figure 2.2 The Green Belt and Wider Countryside in Waverley Borough



1. As part of the Examination of the Waverley Local Plan (1984), minor adjustments were made to the Green Belt, notably to the north of Cranleigh where Rowly was kept in the Green Belt despite a recommendation for exclusion (in the absence of a strategic justification) by the Inspector. Detailed consideration was also given to boundary adjustments in the Frensham/Dockenfield area, land to the west of Godalming and in the vicinity of Moor Park. The importance of a permanent boundary was emphasised, to serve a strategic purpose and allow land for future development.

2.3 Local Policy

2.3.1 Local Context and Policy

1. As a context for consideration of Green Belt character across the Borough, the following profile is taken from the Core Strategy Pre- Submission (August 2012) (paragraphs 2.11-2.12):

Approximately 92% of the Borough is rural; made up from 61% (21,000 hectares) within the Metropolitan Green Belt and 31% (10,624 hectares) designated as Rural Area Beyond the Green Belt. 80% of the countryside is designated as an Area of Outstanding Natural Beauty (AONB) and/or an Area of Great Landscape Value (AGLV).

There are also significant ecological assets within and close to the Borough, and numerous areas which have one or more local, national or international policies to protect them. These include Special Areas of Conservation, a Ramsar Site, National and Local Nature reserves, Sites of Nature Conservation Importance. Waverley contains all or part of some 15 Sites of Special Scientific Interest (SSSIs). There are also three Special Protection Areas designated under the European Birds Directive as being of European importance for its populations of wild birds; Thursley, Hankley and Frensham Commons (also known as Wealden Heaths Phase I), part of Wealden Heaths Phase II and a small part of the Thames Basin Heaths SPA. Only 80 hectares of the Thames Basin Heaths SPA lies within Waverley, to the north of Farnham.

Waverley's landscape has a distinctive wooded character, at 31% of it's total area. 11.5% of this woodland is classified as Ancient Woodland, and this is the highest amount of this type in Surrey. Rivers flowing through the Borough include the River Wey (Alton to Farnham reach, Liphook to Tilford reach, Tilford to Godalming reach) and Cranleigh Water.

2. As noted above, there are significant areas of the Borough which are designated as AONB, have various local landscape designations applied (Area of Great Landscape Value, Area of Historic Landscape Value and Areas of Strategic Visual Importance) and identified as open countryside. These are separate from, but related to, Green Belt designation, in so far as they reflect landscape character which can be a key determinant of openness, and have been used to reinforce the separation of urban areas. However, for the purposes of the strategic review, landscape designations which are co-incidental with Green Belt are noted only as part of potential constraints. Nevertheless, they are important material considerations in the testing of exceptional circumstances should Green Belt release be considered. The NPPF makes no mention of their use in local

policy, preferring a generic approach to policy which recognises “*the intrinsic character and beauty of the countryside and supporting thriving rural communities within it*” (paragraph 17).

2.4 Evaluation of Green Belt Studies

2.4.1 Approaches to Review

1. Green Belt studies around the country display a variety of approaches to assessing the function of the Green Belt. Whilst each study is tailored to local circumstances, in summary, these appear to be of two main types, with variations within each type:
 - Site-led, non-strategic reviews which consider the function of specific parcels of land which have been identified for potential release (e.g. Kirklees; Sefton, Mole Valley).
 - Strategic reviews which consider the function of the whole of the Green Belt against Green Purposes as set out in the NPPF, and have a part 2 study assessing the function of detailed parcels or sites which have been identified through the assembly of other aspects of the evidence base (e.g. Cheltenham/Gloucester/Tewkesbury; Stevenage; Guildford; Tandridge) in respect of environmental constraints and sustainability considerations.
 - Hybrid approaches (St Albans/Dacorum/Welwyn; Guildford) which seek to combine a strategic review with detailed recommendations on areas for potential release, in the case of St Albans using local plan policy on rural settlements as a guide, and in the case of Guildford combining land parcels identified as holding potential for development with a sustainability score (and ranking) and an indication of residential capacity.
2. Typically, a Red–Amber–Green (or dark, medium-light) assessment has been used by Green Belt reviews, but in different ways. Some (e.g. Sefton) have used this as an indication of potential for release, whilst others (e.g. Cheltenham/Gloucester/Tewkesbury; Stevenage) use this approach to indicate Green Belt function only and where further investigation into the Green Belt role of specific parcels of land could be helpful. Recommendations are made that particular segments/groups of segments require further consideration in light of development requirements and the findings of other evidence base studies. Equally, segments identified as making a significant contribution to Green Belt purposes could merit more detailed study of their function in the light of other evidence base studies.
3. In terms of detailed method, there appear to be some anomalies in approach, notably the use of landscape character areas to define strategic parcels for assessment (notably East Hertfordshire). This is not a robust approach given that Green Belt boundaries are not landscape character boundaries, although the two could coincide and landscape character is an importance consideration in the assessment of openness.
4. The ‘regeneration’ purpose of Green Belt is the most difficult to clearly define as it impossible to determine the specific effect of any one part of the Green Belt on re-directing development activity to brownfield sites, although this could well be the effect of the presence of the Green Belt as a whole where it surrounds a town,

for example. Therefore, and in common with many other studies, consideration of this function can be set aside in order to avoid including generalisations or misleading conclusions on the function of a specific parcel.

5. The above Green Belt studies have yet to be scrutinised at Examination. Issues regarding their methodology and results could be raised at this stage.

2.4.2 Specific Implications of the Green Belt Reviews in Guildford and Mole Valley

1. These adjoining authorities have recently undertaken reviews of their Green Belt to assist with establishing an evidence base which will help to underpin their development strategy. As noted above these have adopted different approaches to review, Mole Valley taking a site-based approach and Guildford a hybrid approach which moves from strategic review to Potential Development Areas (PDAs), via a scoring of Green Belt (and wider countryside) purposes and site sustainability. The key outputs of the approach are summarised as follows:

1.7 For the main urban areas, those parcels which scored poorly against the Green Belt purposes were considered to offer the best opportunity to introduce development in adherence with Green Belt guidance, thereby maintaining without development the better performing areas of the Green Belt. The low scoring parcels were then assessed against sustainability criteria and environmental capacity before the recommended PDAs were put forward.

1.8 When assessing the land parcels adjoining the villages in the Borough, the Green Belt scores were similarly calculated, however, both the lower and higher scoring parcels were subsequently assessed against environmental and sustainability criteria before the PDAs were identified. If the high scoring parcels were removed from consideration, as occurred with the urban areas assessment, it would have meant a number of the villages could not have included a PDA. Whilst it is recognised that the Council may eventually recommend some villages do not incorporate PDAs, it was considered that to initially exclude villages from being able to accommodate a PDA as part of this Study, may conflict with subsequent spatial strategies identified by the Council. The Green Belt purposes scores were however still recorded, and were given consideration, alongside sustainability and environmental matters, prior to identifying PDAs on the edge of villages.

1.9 The identification of PDAs within the Study reviews the current Green Belt boundaries, potential for realignment, and exclusion of areas in accordance with PPG2 and the NPPF.

3. Assessment Methodology

3.1 Assessment Methodology

3.1.1 Overview

1. A summary of the key stages in the Part 1 methodology is as follows:

- A mapping exercise to identify key constraints.
- Identification of initial Green Belt segments using OS maps, aerial photos and site visits, with strong boundaries being used to define boundaries of the segments.
- Assessment of the contribution (significant contribution, contribution, limited contribution) of each segment against Green Belt purposes as set out in the NPPF, with modification of segment boundaries as required. The Green Belt quality of 'openness' is a key criterion.
- Record the results of the assessment using a matrix and a three-level colouring, with an overall colouring assessment is applied to each segment.
- Summary of the results of the above through segments being grouped into clusters and recommendations made for each cluster of segments. Where recommendations are made that particular segments/clusters of segments require further consideration, this does not mean that they should be released from the Green Belt, but that they could be considered further depending on development requirements and the findings of other evidence base studies.
- Consideration given to possible areas for inclusion in the Green Belt using the same assessment criteria (i.e. potential role in preventing sprawl, encroachment, merger and protecting the setting of historic towns) that were used for assessing the existing Green Belt.
- The most appropriate detailed Green Belt boundaries cannot and should not be identified until the level of development, likely densities, sustainable development considerations and land take is known and until other elements of the evidence base have been completed.

2. The whole of Waverley Borough – land designated as Green Belt and countryside beyond the Green Belt – is the subject of the Review.

3.2 Assessment Tasks

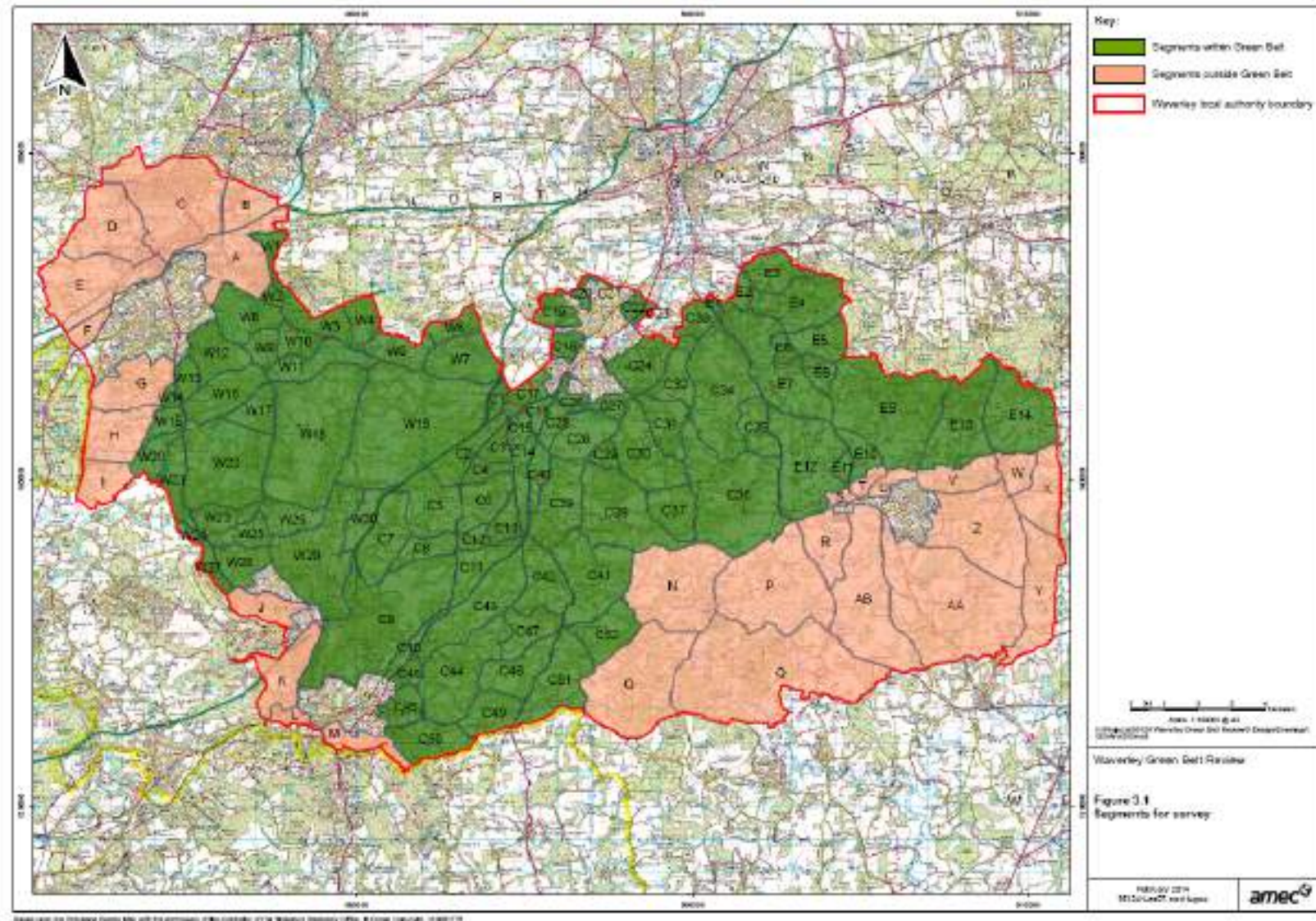
3.2.1 Identification of Green Belt Segments

1. Using OS maps, aerial photos and site visits this task involves the preliminary identification of Green Belt segments for more detailed analysis. The following physical features are used to define segments:
 - a road edge;
 - a building line that provides a straight logical line and clearly represents the edge of an urban area;
 - a pathway, stream, ridge, car park, playground or other physical feature; or
 - a hedgerow or a fence-line.
2. In total 124 segments were identified for analysis, comprising 96 Green Belt segments and 28 segments of countryside beyond the Green Belt where there could be potential extension of the Green Belt. Green Belt segments have been allocated a two-digit code according to their location, prefaced by W (for those west of the A3), C (for those between the A3 and A281) and E (for those east of the A281). Countryside beyond the Green Belt has been allocated letters of the alphabet. The segments for survey are illustrated in Figure 3.1.
3. Whilst the administrative boundaries of Waverley form the study area, account is taken of the Green belt in adjoining authorities, particularly Guildford Borough where the Green Belt extends over the shared northern boundary, and a Green belt Review has been conducted.

3.2.2 Consideration of Environmental, Landscape and Historic Features

1. There are extensive areas across the Borough which are variously designated as of international national and local importance for landscape, nature conservation and cultural heritage. In order to help inform the judgement of whether particular segments should be considered for further scrutiny in terms of potential for amendment of Green Belt boundaries, key landscape, environment and historic features have been identified (set out in Appendix B). Whilst these features and designations do not have a bearing on Green Belt designation *per se*, they are related in being constituent ingredients of the 'countryside'. Environmental features recorded comprise internationally designated areas (Special Areas of Conservation (SAC), Special Protection Areas (SPA), nationally important sites and areas (SSSI, AONB, historic parks and gardens and ancient monuments), and local environmental designations, including Ancient Woodland, Sites of Nature Conservation Importance (SNCI).
2. Judgements on the fulfilment of Green Belt purposes (i.e. degree of openness) are made in the context of landscape character which to a varying extent reflect environmental designations, but are not, at this stage, treated as constraints. Detailed landscape character assessment would be required for the detailed appraisal of sites which could be considered for release and attendant Green Belt boundary modification.

Figure 3.1 Segments for Survey: Green Belt and Countryside beyond the Green Belt



3.2.3 Assessment of Segments against Green Belt Purposes

- Through fieldwork and aerial photography each segment is assessed in respect of its character along with the robustness of the boundaries which define that segment. The purpose of the assessment is to consider the extent to which the land fulfils the five purposes of Green Belts as set out in the NPPF, with the most important attribute of Green Belts - their openness - being a key consideration. Key criteria for assessment are:
 - existing land use;
 - proximity and relationship to the built-up area;
 - degree of enclosure/openness;
 - distance and visual connection to historic urban centres/key urban areas; and
 - relationship to the countryside.
- The following criteria are used to guide the narrative assessment of the contribution of each segment to Green Belt purposes.

Table 3.1 Green Belt Purposes and Criteria used in the Assessment




Green Belt Purpose	Broad Criteria used in the Assessment
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> What role does the segment play in preventing ribbon development and non-compact development?
To prevent neighbouring towns from merging into one another	<ul style="list-style-type: none"> What role does the segment play in preventing urban areas from merging or narrowing the gap between them? Would a reduction in the gap between the main settlements compromise the openness of the Green Belt land? What is the width of the gap?
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> Are there clear, strong and robust boundaries to contain development and prevent encroachment in the long term? Are there already significant urbanising influences? Has there already been encroachment by built development?
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> Are there views and links to the historic centres and does the land have an impact on the special character of the town?
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not considered relevant to Waverley

3.2.4 Analysis

- The results of this exercise are recorded in a matrix which sets out comments on how each segment meets or does not meet each of the four selected Green Belt purposes including an overall valuation of contribution to Green Belt purposes. In light of the analysis some of the segments might be revisited as well as redefining

boundaries of the segments if, for example, a finer-grained analysis was needed. Particular attention is paid to both inner and outer boundaries of the Green Belt. Within each segment, following from the matrix, a succinct colouring system is used as the ‘headline’ supported by narrative justifying the assessment.

Figure 3.2 The Green Belt Purposes Colouring Assessment

segment makes a significant contribution to Green Belt purposes:	
segment makes a contribution to Green Belt purposes:	
segment makes a limited contribution to Green Belt purposes:	

2. Dark green indicates a significant contribution to Green Belt purposes and amendment of Green Belt boundaries is unlikely to be appropriate, although there could be modest adjustments to boundaries to create a more logical settlement envelope for example. Mid green indicates that the purposes are partially being fulfilled and that the boundary could be revised if other factors so indicate. Light green indicates that there is a relatively limited contribution to Green Belt purposes and these areas could be considered for Green Belt release if desired and subject to other considerations. This approach is considered to be more favourable than a complex scoring system that gives different weightings to different purposes. However, for all colours any proposals for the release of land from the Green Belt, of whatever scale, in accordance with the NPPF would have to be justified through ‘exceptional circumstances’. The colouring assessment includes a commentary and discussion of each segment, and the colouring for each segment then presents the overall conclusion of this assessment process. Land that could be added to the Green Belt i.e. that might improve the function of the Green Belt or could be part of setting long term boundaries is also considered as part of the assessment exercise using Green Belt purposes to test their potential function.
3. A plan of the Green Belt in the study area summarises the assessment findings by Green Belt purpose and overall contribution. This provides a simple graphical representation of those areas where there is most potential to remove land from the Green Belt and those where land should remain in the Green Belt. It is important to note that:
 - Decisions on land for release can only be made once development requirements are known and once the rest of evidence base is complete.
 - Light green does not mean that land makes no contribution to Green Belt purposes, but that it makes a more limited contribution and merits further consideration for release if development requirements indicate that Green Belt land is required.
 - Light green does not mean that land should be released from Green Belt or is suitable for development, or conversely dark green that land should not be released from the Green Belt or is not suitable for development.

- Areas of wider countryside could be considered for addition to the Green Belt to strengthen purposes and/or provide 'compensation' for release.

4. Assessment Results

4.1 Overview of Key Results

1. The results of the assessment of Green Belt purposes, both individually and overall, reflect the interaction and evolution of the Borough's settlement pattern and landscape character. Thus conclusions on the protection of the land from sprawl and encroachment into the countryside reflect how development been managed and the role of Green Belt in maintaining this pattern and character.
2. The heavily wooded landscape character of the Borough exerts a considerable influence over the perception of the openness of the Green Belt. Across substantial areas of the Borough, views are restricted to the short and middle distance creating a strong sense of enclosure and rural character, even within the vicinity of relatively (for this Borough) urbanised areas. The network of villages, hamlets and isolated dwellings which lend the Borough character, reflect a long history of settlement for farming and forestry, and more recently modest residential development. Aside from the main settlements, a sense of urbanisation is most keenly felt in the vicinity of the road corridors (principally the A3, A286, A283, A281 and A287) where in some locations ribbon development has occurred, although extensive woodland cover which limits views often masks this impact.
3. Green Belt has clearly protected the basic settlement pattern across the Borough, with the maintenance of the separation between the main settlements and the surrounding network of villages and hamlets. The urbanisation of the A31 corridor to the west and north west of the Borough which links Farnham, Aldershot, Farnborough, Camberley and northward to Reading illustrates the cumulative spatial effect of development.
4. The effectiveness of the application of Green Belt policy across the Borough is reflected in the current contribution of land within the Green Belt to individual Green Belt purposes. Thus where land has been protected from encroachment by the urbanising influences, this Green Belt purpose will remain well served. Where the purpose has been compromised by development or it is unclear as to why the Green Belt was designated in a particular location, then purposes become less clear. This is reflected in the overall assessment of Green Belt purposes (Figure 4.1 and Appendix A) which identifies the role of the Green Belt in:
 - Maintaining the character to the Borough which is dominated by attractive open countryside (albeit with views of varying distance reflecting its relatively dense tree cover) and clear distinctions between the main settlements and the network of villages and hamlets.
 - Limiting sprawl along the principal north-south road corridors.
 - Protecting the context of the Borough's historic towns (notably Godalming and Haslemere in respect of the A3100, A283, A286 and A287) in maintaining the unbuilt character of key gateways.
 - Preventing the encroachment of Farnham, Godalming and Haslemere (and to a lesser extent Cranleigh) into open countryside.

- Making a contribution to Green Belt purposes either singly or in multiple, reflecting the role of Green Belt policy in systematically implementing development restraint which would be more difficult to achieve through policies limiting development in the ‘open countryside’.
- Exhibiting significant interrelationships between the Green Belt across the north of the Borough and the Green Belt in Guildford Borough, where there is clearly synergy between segments (called parcels in the Guildford Green Belt Review) which share the boundary between the Councils. This is most clearly seen between Bramley and Shalford, around Peasmarsh, to the north of Farncombe and around Hurtmore. Any proposals for Green Belt release within Guildford immediately to the north of Waverley will need to be scrutinised in the context of the form and function of the Green Belt in Waverley, and vice versa.

Key

- Green Belt
- Makes a significant contribution to Green Belt purposes
- Makes a contribution to Green Belt purposes
- Makes a limited contribution to Green Belt purposes
- Wider countryside
- Gifford Brough
- Waverley Brough
- Gifford Brough
- Countryside beyond the Green Belt

0 1 2 3 4 5 6 7 miles

Scale 1:100,000

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Waverley Green Belt Review

Figure 4.1
Overall contribution to Green Belt purposes

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5. Table 4.1 lists the role of the segments in respect of their overall contribution to Green Belt purposes as illustrated in Figure 4.1. As noted above and set out in the assessment detailed in Appendix A, many segments perform various functions, but this overall evaluation sets out the judgement of the balance between these.

Table 4.1 Summary of the Overall Contribution of Segments to Green Belt Purposes

Significant Contribution	Contribution	Limited Contribution
In the vicinity of Farnham: segments W1, W2, W3, W8, W12, W13	Land to the west of the A3: segments W4, W5, W6, W7, W9, W10, W11, W14, W15, W16, W17, W18, W19, W20, W21, W22, W23, W24, W25, W26, W27, W30	Land lying to the north of Cranleigh between the B2128 and the Borough Boundary: segments E9, E13, E14
In the vicinity of Godalming: segments C16, C17, C22, C23, C24, C25, C28, C29, C30, C31, C32, C33	Land between the A3 and A281: segments C1, C2, C3, C4, C5, C6, C7, C8, C11, C12, C13, C14, C15, C34, C35, C36, C37, C38, C39, C40, C41, C42, C43, C44, C47, C48, C49, C51, C52	
In the vicinity of Haslemere: segments W28, W29, C9, C10, C45, C46, C50	Land to the east of the A281: segments E1, E2, E3, E4, E5, E6, E7, E8, E10, E11, E12	
	Land to the north west of Godalming: segments C18, C19, C20, C21	
	Land to the south of Godalming at Busbridge: segments C26 and C27	

4.1.1 Land Making a Significant Contribution to Green Belt Purposes

1. These segments are principally located in the vicinity of three of the Borough's main settlements and reflect their role in limiting the outward spread of these areas, particularly (although by no means exclusively) along road corridors, and in so doing protecting the setting of the historic towns of Godalming and Haslemere (and to a lesser extent Farnham). The overall importance of these segments to the role of the Green Belt in the Borough means that the adjustment of boundaries within these segments is unlikely to be warranted, although there could be modest adjustments to boundaries to create a more logical settlement envelope for example.

4.1.2 Land Making a Contribution to Green Belt Purposes

1. These segments comprise the largest proportion of the Green Belt, being situated in a broad swathe across the west centre and east of the Borough. Their principal role is in protecting the countryside from encroachment through urbanisation in a consistent fashion which could not be achieved to the same degree through open countryside policies alone.
2. The judgement on their contribution to Green Belt purposes reflects their broad role in preventing encroachment of development into the open countryside through piecemeal land release which collectively and progressively can create an urbanised feel, particularly in the vicinity of main roads and settlements. Whilst the key purpose of the Surrey Green Belt is to contain the sprawl of Greater London, prevention of encroachment is a particularly important role within Waverley (albeit related to sprawl).

3. If proposals for release are to be made, these would have to be made in the context of setting long term boundaries. However, many of these segments are relatively remote open countryside which are unlikely to be suitable for significant development. Detailed assessment of inner boundaries relating to villages currently washed over by the Green Belt is nevertheless justified where encroachment is unlikely to occur to an extent that would damage the overall function of the Green Belt, or where there may be potential for infill development without compromising Green Belt purposes.

4.1.3 Land Making a Limited Contribution to Green Belt Purposes

1. These segments are located at the eastern side of the Borough. Their role is considered to be relatively limited by virtue of their location or current land use. The relative isolation of segments E9, E13 and E14 means that they are unlikely to be appropriate for development.

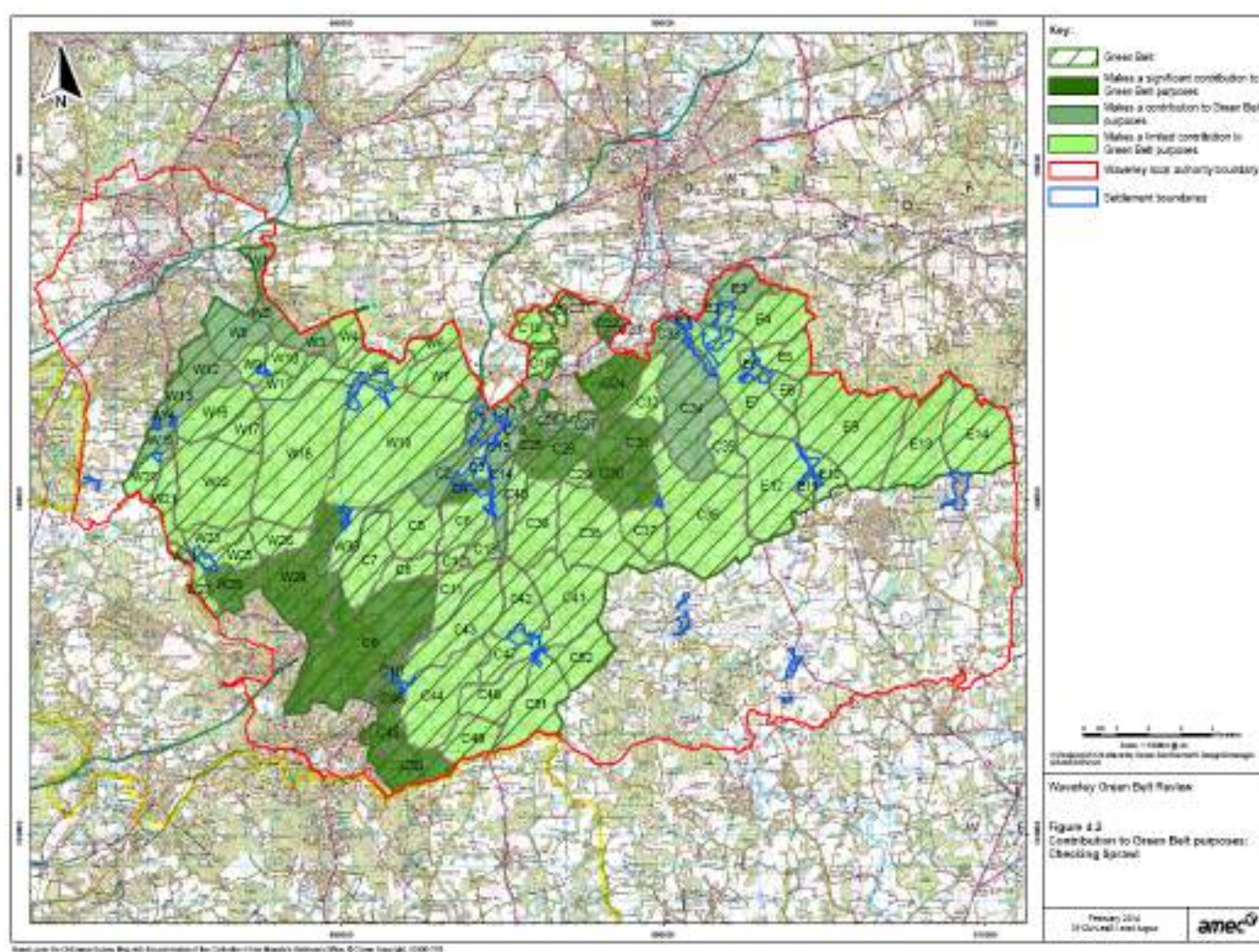
4.2 Analysis by Green Belt Purpose

1. The following sections analyse the results of the Assessment by Green Belt purpose, as set out in Appendix A.
2. The settlement pattern and landscape character of Waverley is an important determinant of the role of the Green Belt in fulfilling various purposes. Thus the contribution to protecting the countryside from encroachment is proportionately more significant than the prevention of the merger of towns for example. Surrey is England's most wooded county (being around 22% covered) and Waverley has around 31% woodland cover. This influences the perception of openness and the related issues of the ability of the landscape to absorb development, in turn influencing how Green Belt purposes are being fulfilled and where damage might occur should the policy not be in place for a particular area.
3. The role of segments (either in whole or part) in fulfilling particular purposes can be locally significant, and as such have a contribution to the functioning of the Green Belt beyond their apparent size. Equally, account must also be taken of the influence of the significant boundaries which have been used to define the segments. In some cases, Green Belt function can vary within a segment, notably in respect of containing urban areas where development pressures can be most intense on settlement edges.

4.2.1 Checking Unrestricted Sprawl

1. The contribution of segments to checking the sprawl of large built up areas is shown in Figure 4.2. In the context of the Surrey (and Metropolitan) Green Belt as a whole this purpose applies in particular to the containment of Godalming and Farnham as well as Haslemere for Waverley Borough in particular. The role of Green Belt in the vicinity of these settlements reflects the need to contain the pressures for outward spread, particularly along transport corridors. In some instances this has already occurred to some degree and the ongoing and systematic prevention of such tendencies is required.

Figure 4.2 Assessment of the Contribution of Segments to Checking Unrestricted Sprawl



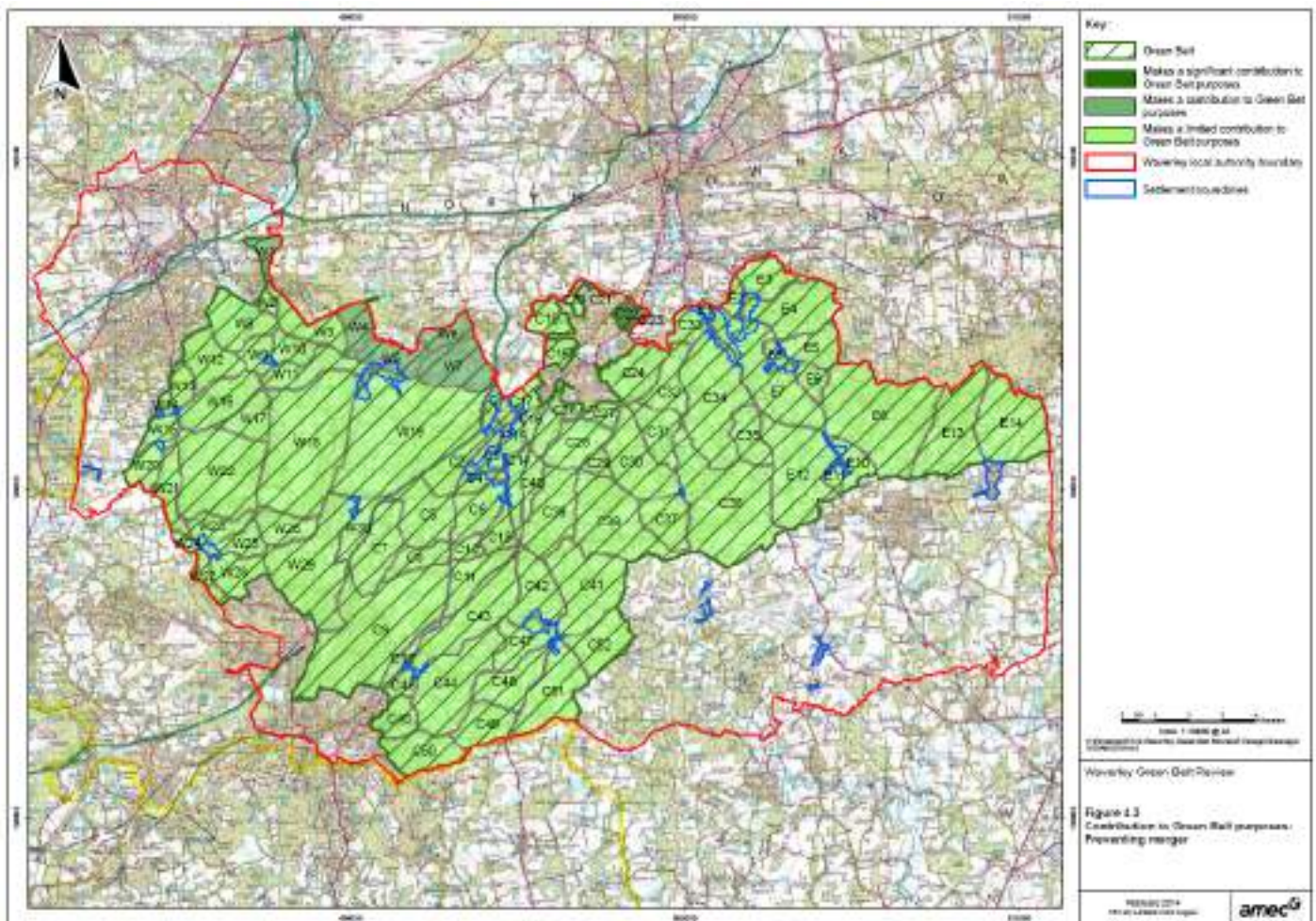
4.2.2 Preventing the Merger of Towns

1. The overall purpose is to retain the identity of the main settlements, through preventing their merger along key roads for example. The principal relationships in this respect are between Godalming and Guildford and

Farnham and Aldershot at sub-regional scale and to a lesser degree between Godalming and Farnham locally, whilst the relationship between Guildford and Godalming is of particular significance (locally and in terms of the role of Metropolitan Green Belt) given the limited distance between them.

2. In respect of the gap between Guildford and Godalming, the vast majority of land lies within Guildford Borough Council. The small area within Waverley Borough Council to the south of the B3000 performs a significant role in preventing merger.
3. In respect of the land between Godalming and Farnham is concerned, whilst the overall gap is around 11km, the gaps remains vulnerable to urbanisation from the outskirts of Farnham (around The Sands for example) and Godalming (around Hurtmore and Shackleford for example).

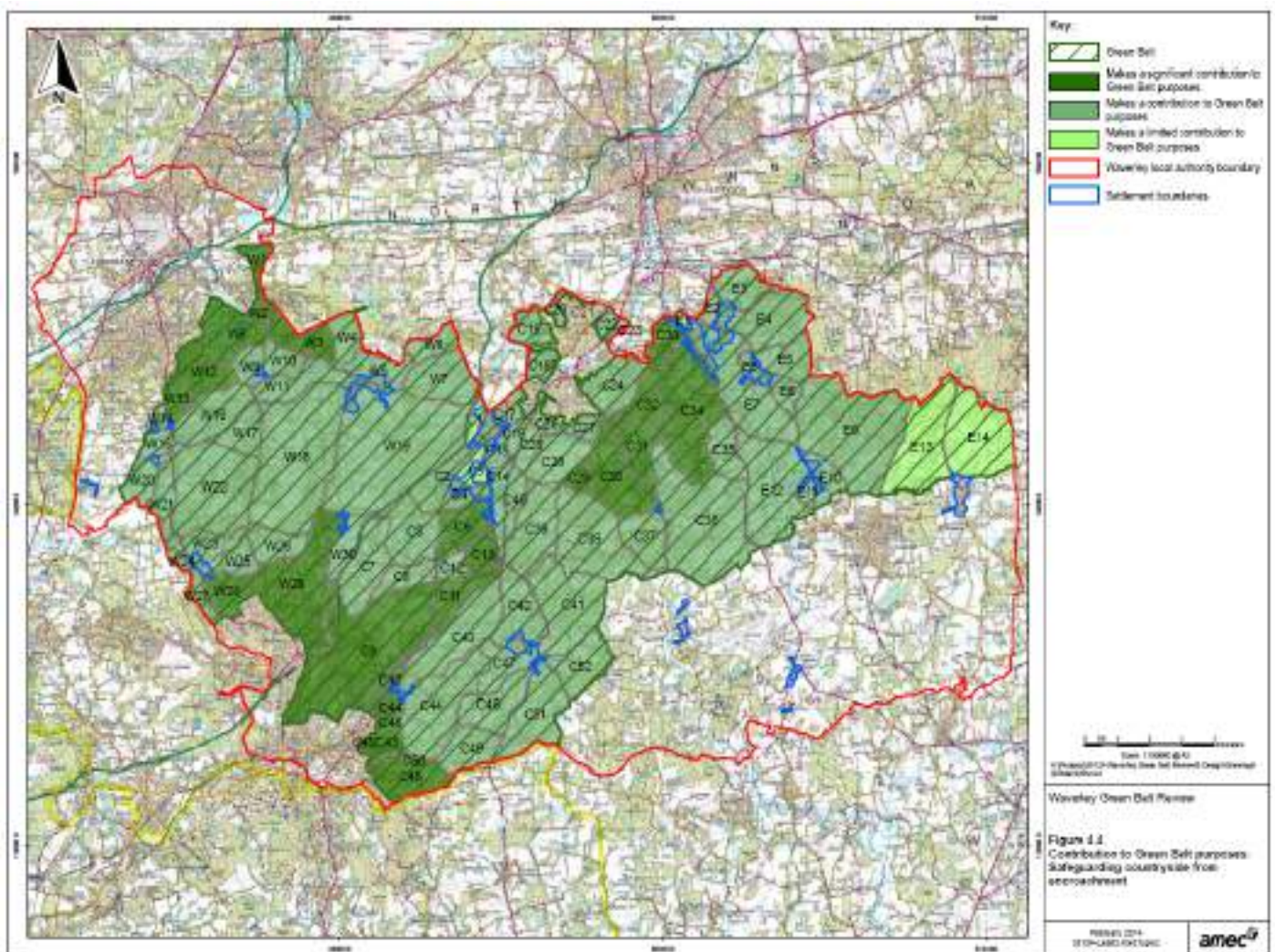
Figure 4.3 Assessment of the Contribution of Segments to Preventing the Merger of Towns



4.2.3 Safeguarding the Countryside from Encroachment

1. For Waverley Borough as a whole, this is arguably the most important Green Belt purpose which is reflected in the role of the majority of the segments as making either a contribution or significant contribution, the latter clustered in the vicinity of Godalming, Haslemere and Farnham and along transport corridors where there is evidence of past development which influences the character of the land.
2. The settlement pattern across some parts of the Borough, consisting of villages, hamlets and large isolated dwellings, combined with heavy woodland cover which helps screen development, means that judgements on encroachment are difficult to make. There are examples of a dispersed development being readily absorbed into the landscape with limited apparent visual impact, but which collectively has created dispersed villages. It is the prevention of such progressive encroachment that defines this Green Belt purpose.

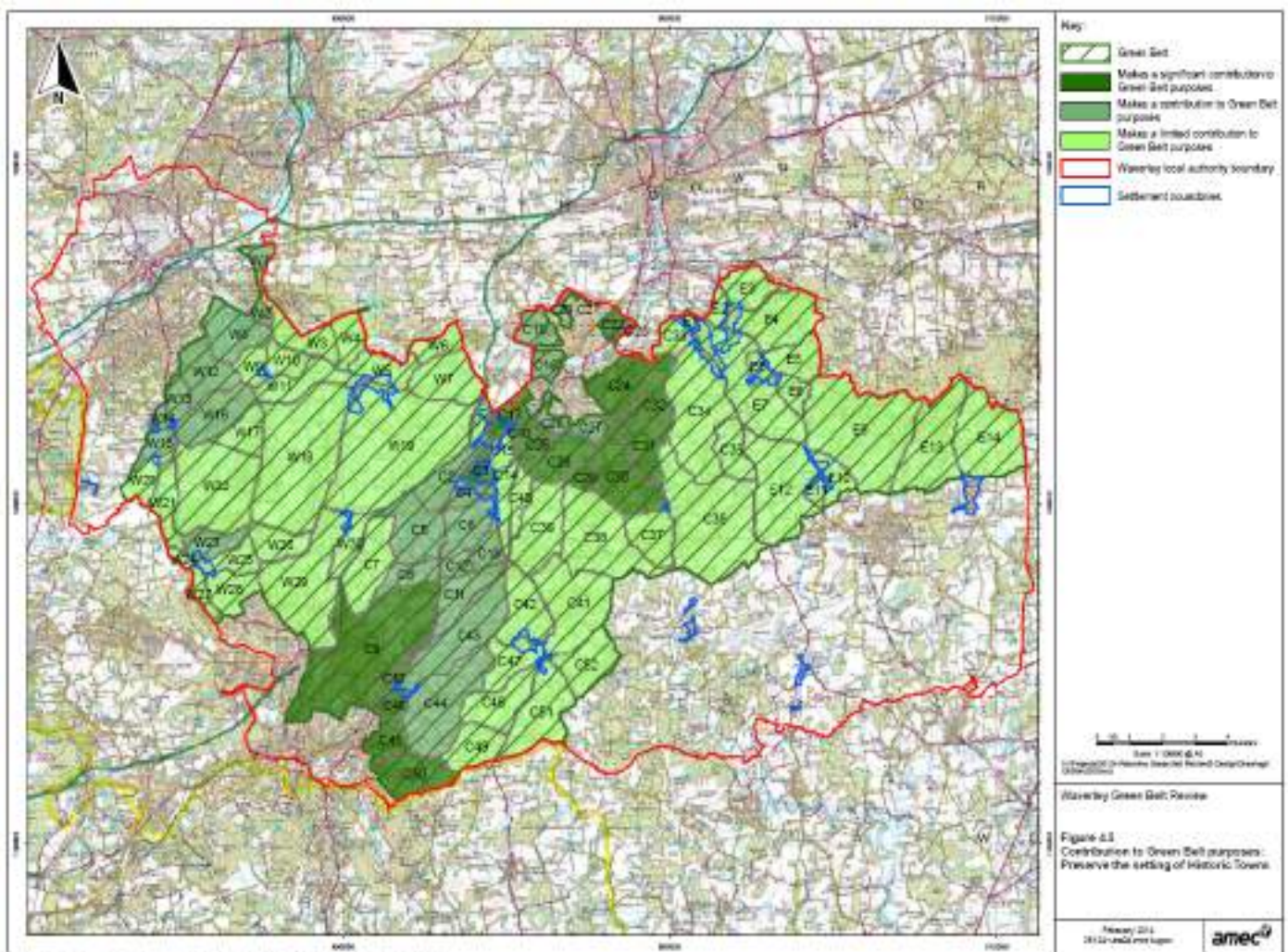
Figure 4.4 Assessment of the Contribution of Segments to Safeguarding the Countryside from Encroachment



4.2.4 Contribution to the Setting of Historic Towns

1. The contribution of segments to meeting this purpose clearly varies according to geography, with networks of parcels making a significant contribution to the south of Godalming and north of Haslemere, with lesser contributions to the east of Farnham and associated with the transport corridor between Godalming and Haslemere where there is evidence of past development. The principal characteristic of the setting of Godalming and Haslemere is the extensive woodland cover associated with the key gateways of the A286 and A283 which limits long distance views and helps to visually contain the urban area. Inspection of aerial photographs and maps of the urban area reveals a complex picture, with the role of the Green Belt principally being to safeguard the countryside from encroachment and to a lesser extent checking sprawl.

Figure 4.5 Assessment of the Contribution of Segments to Preserving the Setting of Historic Towns



4.3 Summary Assessment and Recommendations

1. In light of the above analysis and that set out in Appendix A, Table 4.2 summarises the assessment of the clusters of segments which perform a similar Green Belt function in particular vicinities. There are also recommendations as to whether boundary review might be merited in the short or longer term, depending on development requirements. The recommendations need to be considered in the context of the wider evidence base, notably environmental and landscape constraints and development needs, and should not be taken in isolation.

Table 4.2 Summary Assessment of Clusters of Green Belt Segments

Segments	Contribution to Green Belt Purposes (overall grade)	Summary Assessment
In the vicinity of Farnham: segments W1, W2, W3, W8, W12, W13	Significant Contribution	<p>Check unrestricted sprawl: these segments play an important role in containing Farnham by providing a relatively clear urban edge (notwithstanding the complexity of the settlement pattern).</p> <p>Prevent merger: to a lesser, but still important degree, segments W1, W2 and W3 have a role in preventing the reduction in the gap between Godalming and Farnham.</p> <p>Safeguard countryside from encroachment: these segments make a significant contribution in containing pressures for progressive urbanisation associated with Farnham which is readily accessible.</p> <p>Preserve the setting of towns: the role of these segments helps to define the eastern edge of Farnham, this being most visible on the A287 gateway at Lower Bourne.</p> <p>Other factors:</p> <p><i>Existing land use:</i> mixed woodland and pasture.</p> <p><i>Proximity and relationship to built-up areas:</i> forms the eastern edge to Farnham.</p> <p><i>Degree of enclosure/openness:</i> the densely wooded character of these segments limits long distance views and creates strong sense of enclosure which has assisted the accommodation of development of varying density.</p> <p><i>Relationship to the countryside:</i> part of the progressively more open countryside to the east associated with Frensham Common, Tilford Common and Hankley Common.</p> <p>Overall these segments make a significant contribution to Green Belt purposes in the Borough and the wider area, principally in relation to the containment of Farnham and the maintenance of a relatively clear urban edge. However In-setting of development into the extensive woodland cover such as associated with Lower Bourne and The Sands has created a somewhat un-contained urban edge.</p>
In the vicinity of Godalming: segments C16, C17, C22, C23, C24, C25, C28, C29, C30, C31, C32, C33	Significant Contribution	<p>Check unrestricted sprawl: these segments play a particularly strong role in helping to contain Godalming across its southern and south eastern fringes, and development pressures associated with the transport corridors toward the south west through Milford, Mousehill and Wheeler Street.</p> <p>Prevent merger: of a relatively limited contribution, although development along the transport corridors reduces overall separation between Godalming and Haslemere.</p> <p>Safeguard countryside from encroachment: a significant role, particularly across the south eastern arc.</p> <p>Preserve the setting of towns: a significant role in maintaining the character of the southern gateway into Godalming.</p> <p>Other factors:</p> <p><i>Existing land use:</i> of complex and diverse character reflecting the 'urban fringe' location of the segments (at least in part).</p>

Segments	Contribution to Green Belt Purposes (overall grade)	Summary Assessment
		<p><i>Proximity and relationship to built-up areas:</i> in close proximity to Godalming and Milford, with varying views resulting from the wooded character of the area.</p> <p><i>Degree of enclosure/openness:</i> of varying degrees of enclosure, particularly limited in the well-wooded land to the south east of Godalming.</p> <p><i>Relationship to the countryside:</i> strong relationships with the wider countryside with a clear distinction between town and country (although less so in the vicinity of Milford, Mousehill and Wheeler Street).</p> <p>The combined role of these segments in containing Godalming, (particularly where there has been past development associated with the south and south western transport corridors) means that revisions to Green Belt boundaries should not be considered. The relationship with the Green Belt in Guildford is of particular importance in terms of protecting the separation between Godalming and Guildford and the northerly gateway into Godalming at Farncombe.</p>
In the vicinity of Haslemere: segments W28, W29, C9, C10, C45, C46, C50	Significant Contribution	<p>Check unrestricted sprawl: these segments play an important role in containing the spread of Haslemere, particularly along the A287, A286 and B2131 along which there has been extensive linear development.</p> <p>Prevent merger: of limited role.</p> <p>Safeguard countryside from encroachment: the wooded character of the fringes of Haslemere has absorbed a significant amount of development and Green Belt policy has clearly limited further pressure.</p> <p>Preserve the setting of towns: the gateways into Haslemere play an important role in defining its character, notably along the B2131 and A287.</p> <p>Other factors:</p> <p><i>Existing land use:</i> heavily wooded.</p> <p><i>Proximity and relationship to built-up areas:</i> form the context for Haslemere.</p> <p><i>Degree of enclosure/openness:</i> varying, but generally very restricted views reflecting dense woodland cover.</p> <p><i>Relationship to the countryside:</i> form a clear bridge between Haslemere and its wider countryside setting.</p> <p>The pressures for development are particularly evident along the A287 corridors into Haslemere, where, notwithstanding woodland cover, there is ribbon development from Haslemere through Nutcombe to Hindhead and Beacon Hill. As such, release is not recommended, although there could be opportunities to create a clearer urban edge at some locations, notably to the north of the B2131 (segments C45 and C50) south of Three Gates Lane.</p>
Land to the west of the A3: segments W4, W5, W6, W7, W9, W10, W11, W14, W15, W16, W17, W18, W19, W20, W21, W22, W23, W24, W25, W26, W27, W30	Contribution	<p>Check unrestricted sprawl: of limited role.</p> <p>Prevent merger: of limited role.</p> <p>Safeguard countryside from encroachment: overall making a contribution or significant contribution, reflecting the accessibility of the countryside to surrounding main settlements.</p> <p>Preserve the setting of towns: of limited role, except where there is a contribution to gateways into historic towns.</p> <p>Other factors:</p> <p><i>Existing land use:</i> heathland, woodland, arable and pasture with isolated hamlets and some larger villages.</p> <p><i>Proximity and relationship to built-up areas:</i> relatively remote countryside</p> <p><i>Degree of enclosure/openness:</i> varying, according to the extent of woodland cover.</p> <p><i>Relationship to the countryside:</i> forms open countryside.</p>

Segments	Contribution to Green Belt Purposes (overall grade)	Summary Assessment
		<p>These segments (along with those to the east of the A3) comprise the bulk of the Green Belt in the Borough and make a significant contribution to maintaining open countryside through preventing pressures for encroachment associated with this accessible area.</p> <p>The village of Elstead sits within this cluster of segments. Whilst there is varying openness according to topography and woodland cover within the vicinity of the village, there is an opportunity to explore whether the village could be removed from the Green Belt without damage occurring to overall openness, if other aspects of the Local Plan showed it to be a sustainable location for development.</p> <p>The village of Churt sits within this cluster of segments. The topography and heavily wooded character of the area means that there is an opportunity to explore whether the village could be removed from the Green Belt without damage occurring to openness, if other aspects of the Local Plan showed it to be a sustainable location for development.</p>
Land to the south of Godalming at Busbridge: segments C26 and C27	Contribution	<p>Check unrestricted sprawl: of limited role.</p> <p>Prevent merger: of limited role.</p> <p>Safeguard countryside from encroachment: make a contribution in containing the southern edge of Godalming.</p> <p>Preserve the setting of towns: of limited role</p> <p>Other factors:</p> <p><i>Existing land use:</i> pasture and woodland</p> <p><i>Proximity and relationship to built-up areas:</i> adjacent to southern edge of Godalming.</p> <p><i>Degree of enclosure/openness:</i> varying, more enclosed towards the east where woodland cover is greater.</p> <p><i>Relationship to the countryside:</i> forms the context for open countryside to the south and south west.</p> <p>These two segments have relatively strong visual enclosure by woodland particularly to the south associated with Busbridge Lakes and its feeder stream from the west, although this boundary is not always a clear line. Release from the Green Belt is unlikely to be appropriate.</p>
Land between the A3 and A281: segments C1, C2, C3, C4, C5, C6, C7, C8, C11, C12, C13, C14, C15, C34, C35, C36, C37, C38, C39, C40, C41, C42, C43, C44, C47, C48, C49, C51, C52	Contribution	<p>Check unrestricted sprawl: of limited role.</p> <p>Prevent merger: of limited role.</p> <p>Safeguard countryside from encroachment: overall making a contribution or significant contribution, reflecting the accessibility of the countryside to surrounding main settlements.</p> <p>Preserve the setting of towns: of limited role, except where there is a contribution to gateways into towns.</p> <p>Other factors:</p> <p><i>Existing land use:</i> woodland, pasture, hamlets and villages.</p> <p><i>Proximity and relationship to built-up areas:</i> generally relatively remote, although less so in transport corridors.</p> <p><i>Degree of enclosure/openness:</i> varying, but typically enclosed associated with extensive woodland cover.</p> <p><i>Relationship to the countryside:</i> largely forms the open countryside.</p> <p>These segments (along with those to the west of the A3 and east of the A281) comprise the bulk of the Green Belt in the Borough and make a contribution to maintaining open countryside through preventing pressures for encroachment associated with this accessible area. This is particularly the case along the A283 and A286 where there is some evidence of creeping urbanisation which undermines Green Belt purposes.</p> <p>Notwithstanding the influence of urbanisation along the A286/A283 corridor, given</p>

Segments	Contribution to Green Belt Purposes (overall grade)	Summary Assessment
		<p>the wooded character of the locality, there is the opportunity to explore whether the villages of Milford and Witley could be removed from the Green Belt without damage occurring, if other aspects of the Local Plan showed it to be a sustainable location for development.</p> <p>The village of Chiddingfold sits within this cluster of segments. The topography and heavily wooded character of the area means that there is an opportunity to explore whether the village could be removed from the Green Belt without damage to openness occurring, if other aspects of the Local Plan showed it to be a sustainable location for development.</p>
Land to the east of the A281: segments E1, E2, E3, E4, E5, E6, E7, E8, E10, E11, E12	Contribution	<p>Check unrestricted sprawl: of limited role.</p> <p>Prevent merger: of limited role.</p> <p>Safeguard countryside from encroachment: overall making a contribution or significant contribution, reflecting the accessibility of the countryside to surrounding main settlements.</p> <p>Preserve the setting of towns: of limited role, except where there is a contribution to gateways into historic towns.</p> <p>Other factors:</p> <p><i>Existing land use:</i> woodland, pasture, hamlets and villages.</p> <p><i>Proximity and relationship to built-up areas:</i> generally relatively remote, although less so in transport corridors.</p> <p><i>Degree of enclosure/openness:</i> varying, but typically enclosed associated with extensive woodland cover.</p> <p><i>Relationship to the countryside:</i> set within largely open countryside.</p> <p>These segments (along with those to the west of the A281) comprise the bulk of the Green Belt in the Borough and make a contribution to maintaining open countryside through containing pressures for encroachment associated with this accessible area.</p> <p>The villages of Bramley, Wonersh and Shamley Green sit within this cluster of segments. The topography and heavily wooded character of the area means that there is an opportunity to explore whether the villages could be removed from the Green Belt without damage occurring to the openness of the Green Belt, if other aspects of the Local Plan showed it to be a sustainable location for development.</p>
Land to the north west of Godalming: segments C18, C19, C20, C21	Contribution	<p>Check unrestricted sprawl: helps to contain Godalming.</p> <p>Prevent merger: limited role</p> <p>Safeguard countryside from encroachment: contributes to limiting urbanisation of the urban fringe in this location</p> <p>Preserve the setting of towns: part of the western setting of Godalming.</p> <p>Other factors:</p> <p><i>Existing land use:</i> principally in agricultural use but with elements of urbanisation/urban fringe uses.</p> <p><i>Proximity and relationship to built-up areas:</i> adjacent to built up area of Godalming/Binscombe/Farncombe.</p> <p><i>Degree of enclosure/openness:</i> mixed reflecting urban fringe location.</p> <p><i>Relationship to the countryside:</i> a transition zone to the wider countryside to the east.</p> <p>There is potential to remove these segments, either in whole or in part, from the Green Belt without damage to its overall function in this area. There are strong links with the parcels appraised as part of the Guildford Green Belt Review which judged parcels within Guildford Borough as having roles protecting the countryside from sprawl, encroachment and the merger of the main settlements. These segments should be explored in more detail.</p>

Segments	Contribution to Green Belt Purposes (overall grade)	Summary Assessment
Land lying to the north of Cranleigh between the B2128 and the Borough Boundary: segments E9, E13, E14	Limited Contribution	<p>Check unrestricted sprawl: of limited role.</p> <p>Prevent merger: of limited role.</p> <p>Safeguard countryside from encroachment: overall a limited contribution, but support the wider Green Belt to the west.</p> <p>Preserve the setting of towns: of limited role.</p> <p>Other factors:</p> <p><i>Existing land use:</i> woodland, pasture, hamlets and villages.</p> <p><i>Proximity and relationship to built-up areas:</i> generally relatively remote, although less so in transport corridors.</p> <p><i>Degree of enclosure/openness:</i> varying, but typically enclosed associated with extensive woodland cover.</p> <p><i>Relationship to the countryside:</i> forms the open countryside.</p> <p>Whilst these relatively remote segments perform a limited Green Belt function overall, they help protect the open countryside from encroachment. As such, it would be inappropriate to consider Green Belt release.</p>

- The assessment of the Borough's Green Belt against the purposes set out in the NPPF has identified relatively few areas of land which make a limited contribution and no areas which have no contribution. This reflects the strategic role of the Green Belt as part of the Metropolitan Green Belt in helping to contain the sprawl of Greater London through preventing the merger of towns such as Guildford and Godalming and the urbanisation of the countryside generally. The more localised role of the Green Belt in helping to maintain the settlement pattern of the Borough (being four main settlements and an array of villages of hamlets) has also been effective.
- Consequently, there are no ready 'solutions' which would meet a demand for the release of Green Belt land should this be required. Any releases will therefore represent a compromise in respect of exceptional circumstances taking precedence over the fulfilment of Green Belt purposes (either singly or in multiple). The recommendations made in respect of the clusters of segments reflect this dilemma.

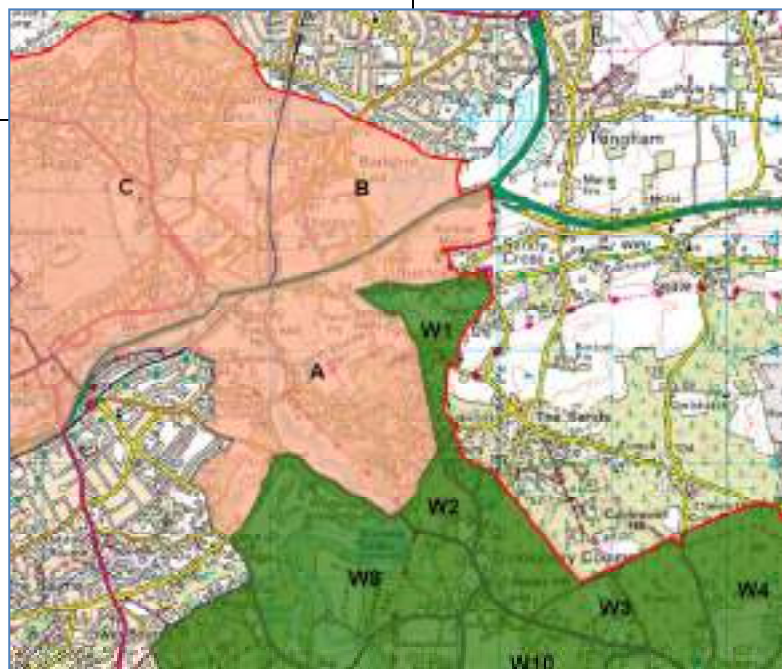
4.4 Assessment of Countryside Beyond the Green Belt

- Waverley Borough includes extensive areas of countryside beyond the Green Belt. This land has been assessed in parallel with Green Belt land to determine whether there is a need and/or opportunity to extend the Green Belt to strengthen its function in light of the evolving development pattern in the Borough and surrounding areas. Some 28 segments have been identified, illustrated in Figure 4.1. These areas are of varying character, but typically exhibit greater levels of openness than many Green Belt segments by virtue of lower woodland cover. This is particularly evident in the land to the south and south east of Cranleigh and to the west of Farnham.

2. Table 4.3 sets out the characteristics of areas which are judged as holding potential for detailed consideration of Green Belt status. The case for designation would have to be judged in light of the evidence base for the Local Plan, experience of development management in specific areas and the Local Plan strategy in respect of seeking to strengthen strategic gaps between settlements.

Table 4.3 Recommendations on areas for consideration to be added to the Green Belt

Area for Consideration and Rationale	In-principle contribution to Green Belt purposes	Recommendation
<p>Area A: land to the north east of Farnham at Compton</p> <p><i>Existing land use:</i> complex urban edge landscape dominated by the River Wey and quarry workings</p> <p><i>Proximity and relationship to built-up areas:</i> adjacent to and including land at Compton</p> <p><i>Degree of enclosure/openness:</i> varying, including significant areas of woodland</p> <p><i>Relationship to the countryside:</i> forms immediate urban edge context for wider countryside to the east</p>	<p>Check unrestricted sprawl: potential contribution in containing the eastern edge of Farnham</p> <p>Prevent merger: potentially significant contribution in helping to prevent the merger of Farnham and Aldershot.</p> <p>Safeguard countryside from encroachment: limited role.</p> <p>Preserve the setting of towns: Contribution by helping to define the eastern gateway to Farnham along the A31.</p>	<p>This land is reasonably well defined and could be part of policy to protect the already limited gap between Farnham and Aldershot. Designation would complement segments W1, W2 and W8, as well as Green Belt in Guildford Borough (G16, G18 and G19).</p>
<p>Area B: land to the north east of Farnham at Badshot Lea</p> <p><i>Existing land use:</i> complex urban edge landscape with residential and commercial development, horticulture and remnant agriculture.</p> <p><i>Proximity and relationship to built-up areas:</i> adjacent to urban edge of Aldershot, Badshot Lea and edges of Farnham</p> <p><i>Degree of enclosure/openness:</i> varying, according to urbanisation, but generally flat open landscape.</p> <p><i>Relationship to the countryside:</i> forms immediate urban edge with no relationship with little or no relationship with the wider countryside to the east, being contained by the A31.</p>	<p>Check unrestricted sprawl: potential contribution in containing the eastern edge of Farnham</p> <p>Prevent merger: potential contribution in helping to prevent the merger of Farnham and Aldershot.</p> <p>Safeguard countryside from encroachment: limited role.</p> <p>Preserve the setting of towns: Contribution by helping to define the eastern gateway to Farnham along the A31.</p>	<p>This land is typical urban fringe which is heavily intruded by urban development of various sorts, contains a variety of remnant agricultural uses and exhibits clear signs of under-management of landscape features such as hedgerows.</p> <p>However, the land is part of the remaining gap between Farnham and Aldershot and development would effectively merge the settlements creating a largely continuous swathe of development from Farnham northwards.</p>



<p>Area G: land to the south of Farnham at Rowledge between the urban edge and West End Lane.</p> <p><i>Existing land use:</i> mixed woodland, pasture and housing development.</p> <p><i>Proximity and relationship to built-up areas:</i> forms the urban fringe to Farnham.</p> <p><i>Degree of enclosure/openness:</i> variable but generally open aspect and medium distance views.</p> <p><i>Relationship to the countryside:</i> northern extent of open countryside.</p>	<p>Check unrestricted sprawl: limited role</p> <p>Prevent merger: no contribution</p> <p>Safeguard countryside from encroachment: potential significant contribution to preventing progressive urbanisation</p> <p>Preserve the setting of towns: potential contribution to defining southern context of Farnham.</p>	<p>Whilst not urban fringe land <i>per se</i>, this segment appears to be exhibit some of these characteristics and as such is vulnerable to change. Designation (at least in part – for example south of The Long Road) could strengthen Green Belt function across the south of Farnham, complementing segments W13 and W14. Segments H and I which lie to the south of Segment G could also be considered as part of this extension of Green Belt.</p>
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<p>Area S: land to the north of the B2130 Elmbridge Road and west of B2128 Guildford Road</p> <p><i>Existing land use:</i> woodland and scrub, sewage works and residential development.</p> <p><i>Proximity and relationship to built-up areas:</i> immediately to the north of the western fringes of Cranleigh</p> <p><i>Degree of enclosure/openness:</i> variable</p> <p><i>Relationship to the countryside:</i> adjacent to open countryside to the north</p>	<p>Check unrestricted sprawl: limited contribution</p> <p>Prevent merger: limited contribution</p> <p>Safeguard countryside from encroachment: potential contribution</p> <p>Preserve the setting of towns: potential contribution – helps to define northern edge of Cranleigh</p>	<p>Designation of this segment provides an opportunity to help check potential sprawl and encroachment into open countryside from Cranleigh immediately to the south. This would need to be reviewed in the context of segments T and U.</p>
<p>Area T: land to the north of Horseshoe Lane</p> <p><i>Existing land use:</i> dominated by Cranleigh School, associated playing fields and golf course</p> <p><i>Proximity and relationship to built-up areas:</i> set apart from Cranleigh</p> <p><i>Degree of enclosure/openness:</i> varying</p> <p><i>Relationship to the countryside:</i> adjoining open countryside to the north.</p>	<p>Check unrestricted sprawl: limited contribution</p> <p>Prevent merger: limited contribution</p> <p>Safeguard countryside from encroachment: potential contribution</p> <p>Preserve the setting of towns: potential contribution – helps to define northern edge of Cranleigh</p>	<p>Designation of this segment provides an opportunity to help check potential sprawl and encroachment into open countryside from Cranleigh immediately to the south. This would need to be reviewed in the context of segments S and U.</p>
<p>Area U: land to the south east of Horseshoe Lane</p> <p><i>Existing land use:</i> sports pitches to the west, pasture to the east</p>	<p>Check unrestricted sprawl: limited contribution</p> <p>Prevent merger: limited contribution</p>	<p>Designation of this segment provides an opportunity to help check potential sprawl and encroachment into open countryside from Cranleigh immediately to the south. This</p>

<p><i>Proximity and relationship to built-up areas:</i> adjacent to northern fringe of Cranleigh</p> <p><i>Degree of enclosure/openness:</i> open aspect</p> <p><i>Relationship to the countryside:</i> visual connection with open countryside to the north across Amlets Lane.</p>	<p>Safeguard countryside from encroachment: potential contribution</p> <p>Preserve the setting of towns: potential contribution to maintaining the setting of Cranleigh.</p>	<p>would need to be reviewed in the context of segments S and T.</p>
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4.5 Green Belt Segments and Villages Recommended for more Detailed Assessment

- The evaluation of Green Belt purposes has identified a number of segments of varying contribution to the Green Belt which could be considered for further study to identify their potential for release either in whole or part. The areas recommended for further investigation are:
 - The north and north western fringes of Godalming at Farncombe/Binscombe (segments C18, C19, C20 and C21):



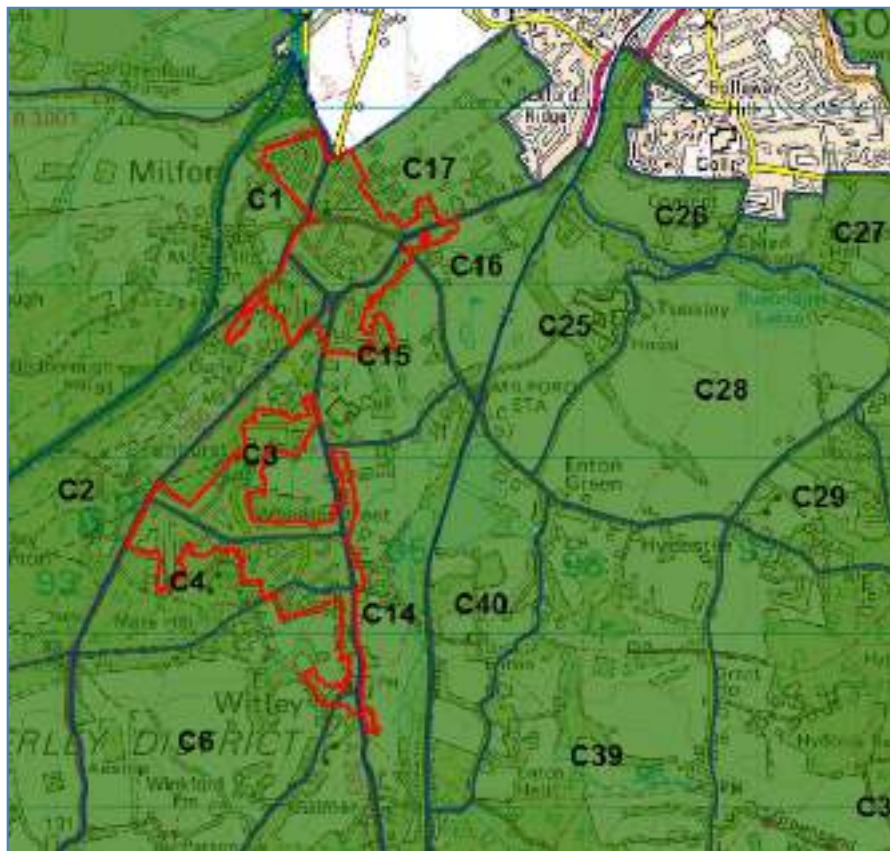
- The eastern fringes of Haslemere (segments C45, C46 and C50):



- Land around the villages of: Bramley, Wonersh and Shamley Green (segments E1, E2, E3, E4, E5, E6, E7, E8, C33, C34):



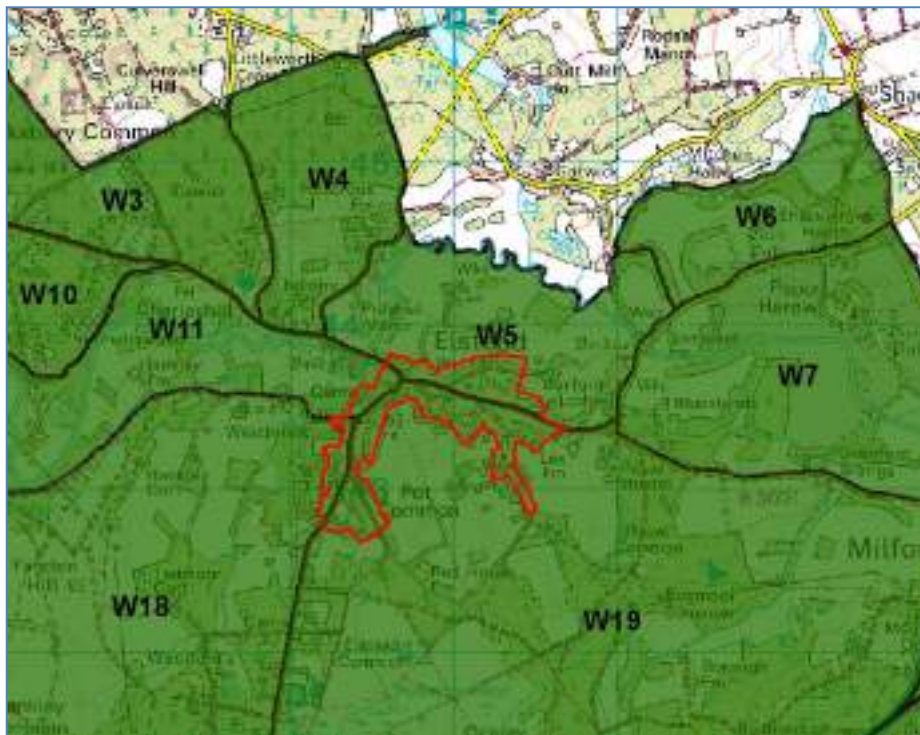
- Milford and Witley (segments C1, C2, C3, C4, C6, C13, C14, C15, C16, C17):



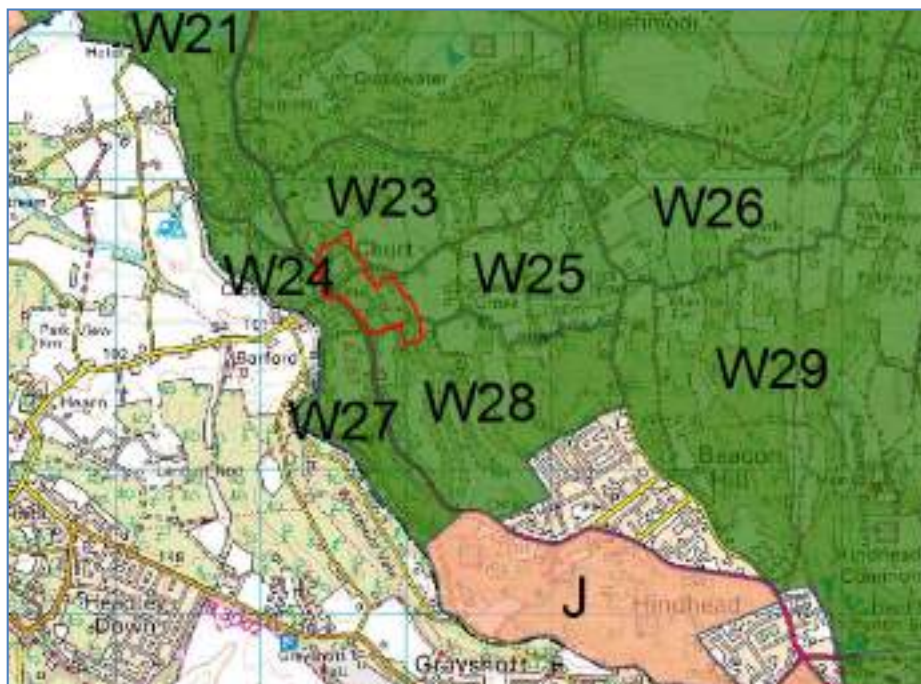
- Chiddingfold (segments C41, C42, C47, C48, C51, C52):



- Elstead (segments W5, W11, W18 and W19):



- Churt (segments W23, W24, W25, W27, W28):



2. Any adjustment of Green Belt boundaries should offer the opportunity to create a cleaner and clearer settlement edge, reaffirming the role of the openness of the Green Belt and policy permanence beyond the new boundary. Investigation of land in the vicinity of villages currently washed over by the Green Belt reflects the need to explore areas for potential development across the Green Belt as a whole and the support in the NPPF for consideration of the role of such settlements as follows:

86. If it is necessary to prevent development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.

3. The result of this policy direction is the potential creation of three types of Green Belt settlement:
 - **Inset Settlement** where the settlement is excluded from the Green Belt and Green Belt policies do not apply to development within the settlement.
 - **Washed-over Settlement** where settlements are ‘washed over’ by the Green Belt and Green Belt policies apply within them in order to protect the openness of the Green Belt in that location. Similar exceptions to constraints on development apply as within the Green Belt as a whole, although limited infilling may be permitted within the built-up area, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including the settlement in Green Belt in the first place.
 - **Washed-over Settlement with an Infill Boundary** where settlements have an infill boundary drawn around their main built-up area where allowing limited development which would still be expected to preserve the openness of the Green Belt and not conflict with the purposes of including the village in Green Belt in the first place.
4. A significant aspect of the character of Waverley’s settlement pattern is the network of hamlets and villages which has evolved within a typically heavily wooded landscape, such that they are an important part of the cultural landscape. Development has typically been piecemeal and incremental in many cases, and their essential character of small, nucleated settlements has largely been maintained. Green Belt designation effectively preserves this pattern of built form, and could constrain the ability to allow for development to support diverse and resilient communities in these areas. This reflects currently policy guidance in the NPPF which states that:

84. ‘When drawing up or reviewing Green Belt boundaries, Local Authorities should take account of the need to promote sustainable patterns of development’ as well as ‘the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt Boundary’.
5. The ‘release’ of such settlements from the Green Belt would mark a significant departure from current planning policy where development is generally restricted to local needs. However, it is important to consider where Green Belt designation might be amended to reflect changing circumstances without damage to the Green Belt occurring. Options for dealing with villages currently washed over by Green Belt are to:

- Maintain ‘washed over’ status and allocate land for local needs only through ‘very special circumstances’. In a written Ministerial Statement of 17 January 2014 on behalf of the Secretary of State, Eric Pickles, DCLG Minister Brandon Lewis reiterated to local planning authorities and planning inspectors that unmet need was unlikely to constitute the “very special circumstances” justifying inappropriate development in the Green Belt, whether for traveller sites or conventional housing.
 - Remove selected villages from the Green Belt through in-setting, in turn defining a new development envelope which includes land for development.
6. The strategic review set out above has identified a number of settlements which merit further exploration of the potential for removing them from the Green Belt (i.e. in-setting), where, in the light of this strategic review, it is unlikely that damage to overall Green Belt purposes would occur. The recommendations set out in Table 4.4 as to exploring the potential for insetting of villages in the Green Belt therefore reflects this strategic review (i.e. the role of settlement in helping to maintain the openness of the countryside in light of topography and woodland cover), with additional consideration in respect of their size, level of service provision² and proximity to one of the Borough’s four main settlements. These latter factors reflect the fact that very small settlements, or those with very limited service provision (identified as such in the Waverley Settlement Hierarchy) are unlikely to be suitable for further development. Other sustainability factors such as accessibility will also have to be considered.

Table 4.4 Recommendations for Further Study in Relation to Villages Currently Washed over by Green Belt

Village	Role within the Waverley Settlement Hierarchy	Description and Green Belt role	Recommendation for further study
Bramley	Community with Local Services	<p>Bramley is situated in the north east of the Borough, and development is centred on the crossroads formed by Station Road, Snowdenham Lane and the A281 Horsham Road/ Birtley Road. Housing development is dense in places, but in general there is a good mix of housing types in the centre of the village, ranging from small units to larger listed dwellings. There are several long cul-de-sacs such as Linersh Wood Close that run parallel to the A281. These roads are characterised by having detached dwellings on long narrow plots with little space in between them. Bramley is surrounded by countryside, with many large properties in substantial grounds.</p> <p>Overall, the land around Bramley is judged to make a contribution to Green Belt purposes. The form of the village is greatly influenced by surrounding topography and strong woodland cover of open countryside to the west and Cranleigh Water to the east. As such, the overall character of the village is one of a compact, linear form with limited openness.</p>	Given the generally enclosed character of the area, overall Green Belt contribution, settlement size and service provision, there is an opportunity to explore whether Bramley could be removed from the Green Belt without damage occurring to the openness of the Green Belt.
Chiddingfold	Community with Local Services	The more densely developed part of Chiddingfold is to the north west, and is mainly residential development with substantially built up frontages. The historic core is further south around the village green and this part of the village is also covered by the larger part of the conservation area. Development here is loose-knit with some large properties in substantial grounds. Turners Mead is a	Given the generally enclosed character of the area, overall Green Belt contribution, settlement size and service provision, there is an opportunity to explore whether

² Waverley Settlement Hierarchy – Factual Update 2012

Village	Role within the Waverley Settlement Hierarchy	Description and Green Belt role	Recommendation for further study
		<p>small estate of semi-detached houses to the south. Chiddingfold is surrounded by woodland, open countryside and farmland.</p> <p>Overall, land around Chiddingfold is judged to make a contribution to Green Belt purposes. The land in the vicinity of the village is heavily wooded and of varying topography with some medium and long distance views. Development associated with the bulk of the village is well enclosed, with the historic core being more open in character.</p>	Chiddingfold could be removed from the Green Belt without damage occurring to the openness of the Green Belt.
Milford	Community with Local Services	<p>Situated between the A3 and A283, development is mainly residential and clustered around the Portsmouth Road, Church Road, Petworth and Haslemere Roads.</p> <p>Overall, land around Milford is judged to make a contribution to Green Belt purposes, with a significant contribution immediately to the north. Despite considerable variation in woodland cover and generally uniform topography there is a limited sense of openness to the village, being of generally compact form.</p>	Given the overall Green Belt contribution, settlement size and service provision, explore whether Milford could be removed from the Green Belt without damage to overall Green Belt purposes.
Witley	Community with Local Services	<p>A nucleated settlement with development lying largely between the A286 Haslemere Road and A283 Petworth Road.</p> <p>Overall, land around Witley is judged to make a contribution to Green Belt purposes. Of varying topography and woodland cover (heavy to the south and west), the character of the village is generally enclosed. Open countryside with some long distance views is immediately to the south of the village.</p>	Given the generally enclosed character of the area, overall Green Belt contribution, settlement size and service provision, there is an opportunity to explore whether Witley could be removed from the Green Belt without damage occurring to the openness of the Green Belt.
Elstead	Community with Local Services	<p>Development is loosely concentrated around the Milford and Thursley Roads and the village surrounded by open countryside.</p> <p>Overall, land around Elstead is judged to make a contribution to Green Belt purposes. Land in the vicinity of the village is of varying enclosure reflecting relatively heavy woodland cover and varying topography to the south and flat topography with glimpsed medium distance views associated with the valley of the River Wey to the north.</p>	Given the generally enclosed character of the area, overall Green Belt contribution, settlement size and service provision, there is an opportunity to explore whether Elstead could be removed from the Green Belt without damage occurring to the openness of the Green Belt.
Churt	Rural Community with Limited Services	<p>A nucleated settlement which is centred on the A287, the most densely developed part of Churt is focused around the junction of Crossways, Barford Lane, Churt Road Halehouse Lane. Surrounding development is loose-knit, larger properties in substantial, well- wooded plots.</p> <p>Overall, land around Churt is judged to make a contribution to Green Belt purposes, with a significant contribution immediately to the south. The land is generally heavily wooded with considerable variations in topography, both of which contain the village and limit openness.</p>	The topography and heavily wooded character of the area means that there is an opportunity to explore whether Churt could be removed from the Green Belt without damage occurring to the openness of the Green Belt.
Frensham (including Millbridge & Shortfield Common)	Rural Community with Limited Services	<p>Development comprises three areas, Shortfield Common and Millbridge to the north with Frensham to the south of the River Wey, set within open countryside.</p> <p>Overall, land around Frensham/Millbridge/Shortfield Common is judged to make a contribution to Green Belt purposes. The land is generally open in character with medium and some longer distance views across open countryside which has varying woodland cover and relatively uniform topography.</p>	The generally open character of the villages and their environs, size and service provision means that further investigation is not recommended.
Grayswood	Rural Community with Limited	Development is loosely concentrated around either side of the A286, within a triangular shaped area formed by the Mount, Lower	Given the overall Green Belt contribution of land in the

Village	Role within the Waverley Settlement Hierarchy	Description and Green Belt role	Recommendation for further study
	Services	<p>Road and Clammer Hill. There is also another row of dwellings further to the north off Clammer Hill, and other dwellings between Grayswood and the outskirts of Haslemere.</p> <p>Overall, land around Grayswood is judged to make a contribution/ significant contribution to Green Belt purposes, notably in respect of the gateway to Haslemere. The land around Grayswood is heavily wooded with varying topography creating a strong sense of enclosure.</p>	vicinity of Grayswood, its size and service provision, further investigation is not recommended.
Tilford	Rural Community with Limited Services	<p>Development is loose- knit and located around Tilford Street, Tilford Road and around the village green, and much of it is covered by a conservation area. The River Wey runs through the centre of the village.</p> <p>Overall, land around Tilford is judged to make a contribution to Green Belt purposes. The land in the vicinity of the village is generally wooded and gently varying topography with some glimpsed medium distance views. By virtue of its open, linear character, the village exhibits a strong relationship with the surrounding landscape.</p>	The generally open character of the village and environs, size and service provision means that further investigation is not recommended.
Shamley Green	Rural Community with Limited Services	<p>A nucleated village with the more densely developed part of the village is to the west of the B2128 with the historic core and conservation area located around the village green and to the east of the main road.</p> <p>Overall, land around Shamley Green is judged to make a contribution to Green Belt purposes. Intermittent woodland cover, strong hedgerows and varying topography (rising steeply to the east) contains the village. There is an open aspect to the village towards the west where there is more open farmland.</p>	The topography and generally enclosed character of the area means that there is an opportunity to explore whether Shamley Green could be removed from the Green Belt without damage occurring to the openness of the Green Belt.
Wonersh	Rural Community with Very Limited Services	<p>The historic core of the village is located around the junction of The Street and the B2128. The village has developed to the north with several housing estates, and to the south at Wonersh Park</p> <p>Overall, land around Wonersh is judged to make a contribution to Green Belt purposes. Heavy woodland cover and rising topography to the east and north contains the village.</p>	The topography and heavily wooded character of the area means that there is an opportunity to explore whether Wonersh could be removed from the Green Belt without damage occurring to the openness of the Green Belt.
Thursley	Rural Community with Very Limited Services	<p>Development is loosely clustered around the Street and Dyehouse Lane. The exception to this pattern of development is Warren Park, which is a high density settlement of 40 mobile homes occupying the former site of a public house. This site is out of the village, with direct access on to the A3.</p> <p>Overall, land around Thursley is judged to make a contribution to Green Belt purposes, with a significant contribution immediately to the south west. The land in the vicinity of the village is generally open in character with some medium and long distance views across farmland. Woodland cover, whilst significant to the west, is relatively thin to the south and east.</p>	The open character of the village and environs, size and service provision means that further investigation is not recommended.
Rowly	Rural Community with Very Limited Services	<p>A street village developed along the B2128 with some off-shoots. Proximity to Cranleigh.</p> <p>Overall, land around Rowly is judged to make a contribution to Green Belt purposes. There is a strong sense of openness associated with this street village, emphasised by relatively limited woodland cover and flat topography.</p>	The generally open character of the village and environs, size and service provision and proximity to Cranleigh means that further investigation is not recommended.

7. In summary, it is recommended that there should be an appraisal of the village boundaries of Elstead, Milford, Witley, Bramley, Wonersh, Shamley Green, Chiddingfold and Churt should be undertaken in Part 2 to investigate the potential for in-setting of these villages. This is the focus of Part 2 of this Green Belt Review and will need to be considered in the light of wider sustainability considerations and constraints, namely:
 - Natural Environment Designations: Nature Conservation, Open Space designations as well as agricultural land classification;
 - Built and Historic Environment Designations: Scheduled Ancient Monuments, Registered Parks and Gardens, Listed Buildings and Conservation Areas;
 - Settlement edges, approaches and views, Historic Landscape Character as well as topographical constraints such as steep gradients and ridgelines; and
 - Hydrological: Watercourses and flood risk.
 - Sustainability: observations on sustainability issues such as service provision and accessibility.
8. The appropriateness of development in respect of impact on the Green Belt would need to be supported by a separate evaluation of the sustainability of these villages, reviewing factors such as population characteristics, functionality, accessibility and service provision and past levels and type of development. Should a new settlement boundary be defined, there is a need to avoid over-development or excessive in-filling, and have particular regard to historic character.

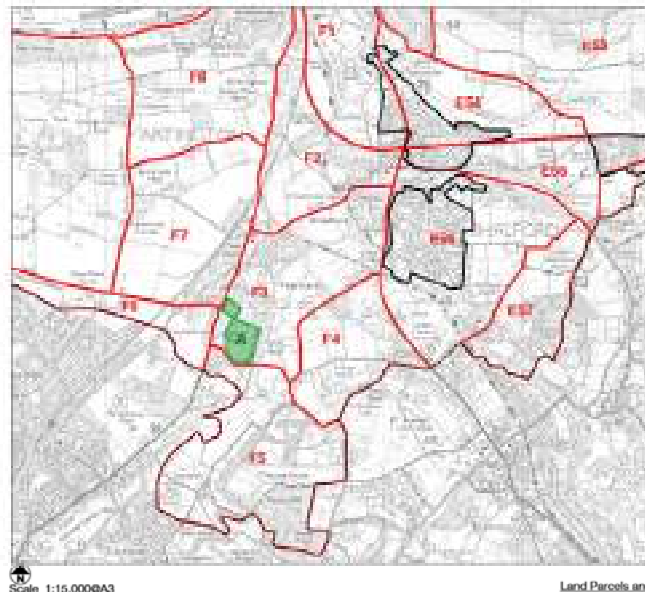
4.6 **Proposals Emerging from the Guildford Green Belt Review**

1. Of particular interest to Waverley Borough is the Guildford Green Belt Review which sets out recommended areas for development within the Green Belt in the vicinity of Godalming (Peasmarsh) and Bramley (Shalford and Chilworth). There are no sites which abut the Borough boundary, but the Review includes four sites in the vicinity of Godalming which arguably have a bearing on the function and integrity of the Green Belt in these locations through further urban development in the gap between Godalming and Guildford, along the A281 between Bramley and Shalford, and adjacent to open countryside to the north of Wonersh. These are at Peasmarsh (128 dwellings), Shalford (174 dwellings) and Chilworth (197 dwellings). The proposed areas for release are to be undertaken through in-setting the settlements within the Green Belt. The logic for defining the new boundary in all cases includes the existence of woodland and hedgerows as defensible boundaries. Using this logic, there would be numerous possibilities for similar Green Belt release across Waverley, but at the expense of Green Belt function. The justification for release is summarised in Volume 1 of the Guildford Green Belt Review where it is recommended that all three villages should be ‘inset’ within the Green Belt to enable development to take place.

4.6.1 Land at Peasmarsh

	Role in Checking Sprawl	Role in Preventing Merger	Role in Safeguarding from Encroachment	Role in Preserving Historic Setting
F3	Checks eastward sprawl of Peasmarsh (MDS) and westward sprawl of Shalford	Prevents merging of Shalford and Peasmarsh (MDS)	Assists in safeguarding the countryside from encroachment	Preserves the setting of the River Wey Navigation conservation area.

F3-A: F3-A is surrounded by defensible boundaries including woodland near the Riverway Industrial Estate (and Key Employment Site) to the north, treecover following the River Wey Navigation to the east, treecover following Titham's Corner Road to the south, and residential gardens following Portsmouth Road to the west of the PDA.

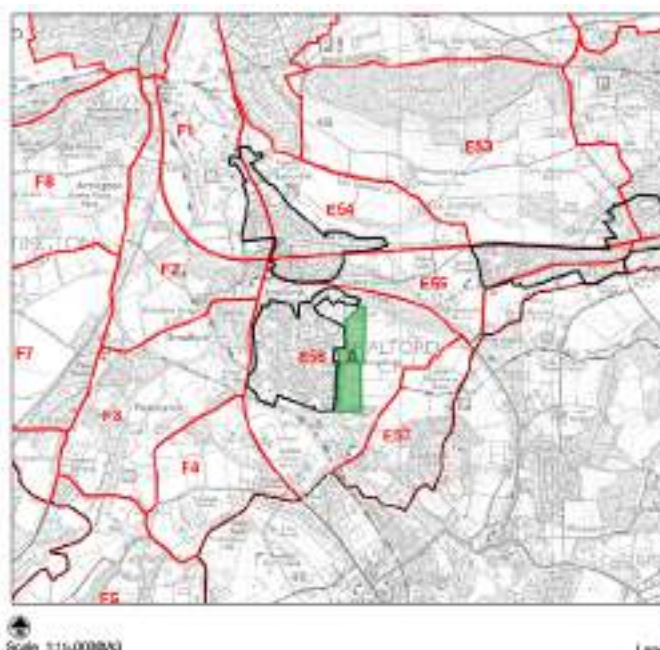


Peasmarsh
Land Parcels and Potential Development Areas

4.6.2 Land at Shalford

	Role in Checking Sprawl	Role in Preventing Merger	Role in Safeguarding from Encroachment	Role in Preserving Historic Setting
E56	Checks sprawl of Chilworth	Prevents Shalford and Bramley from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town

E56-A: E56-A is surrounded by defensible boundaries including hedgerows and woodland at Shalford Common to the north, hedgerows and rising topography to the east and south, and hedgerows following Chinthurst Lane to the west of the PDA.



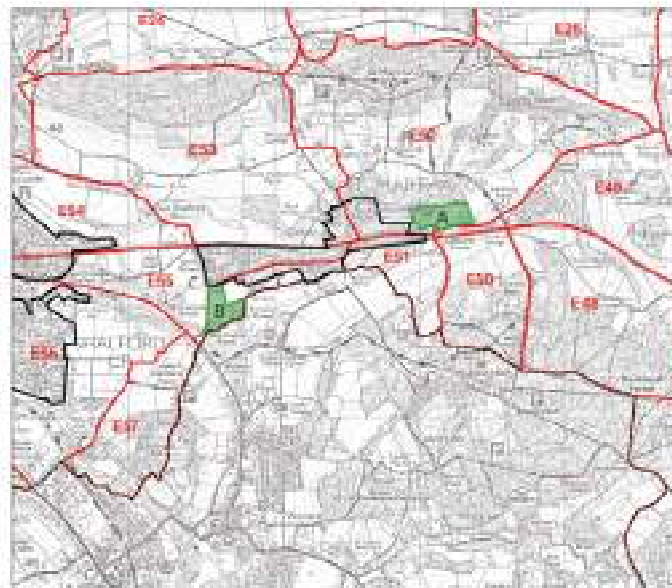
Shalford
Land Parcels and Potential Development Areas

4.6.3 Land at Chilworth

	Role in Checking Sprawl	Role in Preventing Merger	Role in Safeguarding from Encroachment	Role in Preserving Historic Setting
E51	Checks south-eastward sprawl of Chilworth	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town
E52	Checks northward sprawl of Chilworth	Prevents Albury and Chilworth from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town

E52-A: E52-A is surrounded by defensible boundaries including woodland following the Tillingbourne tributary and the rising topography of St. Martha's Hill to the north and west, hedgerows within open farmland to the east and treecover following the A248 Dorking Road to the south of the PDA.

E51-B: E51-B is surrounded by defensible boundaries including hedgerows following the New Road to the north and west, hedgerows and treebelts located near Tillingbourne School to the east, and woodland at Wonersh Common to the south of the PDA.



Scale 1:10,000

Land, Planning and Potential Development Areas

5. Summary and Conclusions

5.1 Summary of Assessment Results

1. This Review has identified a total of 124 Green Belt segments for assessment as to their contribution to Green Belt purposes. Reflecting the predominantly north-south landscape grain of the Borough, the segments fall into three broad areas: west of the A3, between the A3 and the A 281 and east of the A281. Tables 5.1, 5.2 and 5.3 set out the summaries of these functions by cluster of segments. The Assessment of the function of these segments concludes that they overwhelmingly make a contribution or significant contribution to Green Belt purposes. As such there are no instances where land could be recommended for immediate removal without damage occurring to the function of the Green Belt.

Table 5.1 Summary Function of Segments Making a Significant Contribution to Green Belt Purposes

Segment Clusters	Summary Function
In the vicinity of Farnham: segments W1, W2, W3, W8, W12, W13	Overall these segments make a significant contribution to Green Belt purposes in the Borough and the wider area, principally in relation to the containment of Farnham and the maintenance of a relatively clear urban edge. However development within extensive woodland cover, such as associated with Lower Bourne and The Sands, has created a somewhat un-contained urban edge. Given the absence of clear boundaries to contain development. further eastward encroachment into the countryside should be resisted.
In the vicinity of Godalming: segments C16, C17, C18, C22, C23, C24, C25, C28, C29, C30, C31, C32, C33	The combined role of these segments in containing Godalming, (particularly where there has been past development associated with the south and south western transport corridors) means that revisions to Green Belt boundaries should not considered. The relationship with the Green Belt in Guildford is of particular importance in terms of protecting the separation between Godalming and Guildford and the northerly gateway into Godalming at Farncombe.
In the vicinity of Haslemere: segments W28, W29, C9, C10, C45, C46, C50	The pressures for development are particularly evident along the A287 corridors into Haslemere, where, notwithstanding woodland cover, there is ribbon development from Haslemere through Nutcombe to Hindhead and Beacon Hill. As such, release is not recommended, although there could be opportunities to create a clearer urban edge at some locations, notably to the east to the north of the B2131.

Table 5.2 Summary Function of Segments Making a Contribution to Green Belt Purposes

Segment Clusters	Summary Function
Land to the west of the A3: segments W4, W5, W6, W7, W9, W10, W11, W14, W15, W16, W17, W18, W19, W20, W21, W22, W23, W24, W25, W26, W27, W30	These segments (along with those to the east of the A3) comprise the bulk of the Green Belt in the Borough and make a contribution to maintaining open countryside through preventing pressures for encroachment associated with this accessible area. There could be a case for exploring whether Elstead could be removed from the Green Belt without significant damage being caused.
Land between the A3 and A281: segments C1, C2, C3, C4, C5, C6, C7, C8, C11, C12, C13, C14, C15, C34, C35, C36, C37, C38,	These segments (along with those to the west of the A3 and east of the A281) comprise the bulk of the Green Belt in the Borough and make a contribution to maintaining open countryside through preventing pressures for encroachment associated with this accessible area. Whilst there is some evidence of creeping urbanisation along the A283/A286 corridor, there is a case for exploring whether the villages of Milford and Witley could be removed from the Green Belt without damage being caused to overall

Segment Clusters	Summary Function
C39, C40, C41, C42, C43, C44, C47, C48, C49, C51, C52	Green Belt purposes in this location. Although set in open countryside, there is also a case for exploring whether Chiddingfold could be removed from the Green Belt without damage to overall Green Belt function being caused.
Land to the south of Godalming at Busbridge: segments C26 and C27	These two segments are sub areas of segments C25 and C26 with relatively strong visual enclosure by woodland particularly to the south associated with Busbridge Lakes and its feeder stream from the west, although this boundary is not always a clear line.
Land to the east of the A281: segments E2, E3, E4, E5, E6, E7, E8, E10, E11, E12	These segments (along with those to the west of the A281) comprise the bulk of the Green Belt in the Borough and make a contribution to maintaining open countryside through preventing pressures for encroachment associated with this accessible area. However, there is a case for exploring whether Bramley, Womersley and Shamley Green could be removed from the Green Belt without damage being caused to overall Green Belt purposes.
Land to the north west of Godalming: segments C18, C19, C20, C21	There is potential to remove these segments, either in whole or in part, from the Green Belt without there being <u>significant</u> damage to its <u>overall</u> function in this area. There are strong links with the parcels appraised as part of the Guildford Green Belt Review which judged parcels within Guildford Borough as having roles protecting the countryside from sprawl, encroachment and the merger of towns/settlements.

Table 5.3 Summary Function of Segments Making a Limited Contribution to Green Belt Purposes

Segment Clusters	Summary Function
Land lying to the north of Cranleigh between the B2128 and the Borough Boundary: segments E9, E13, E14	Whilst these relatively remote segments perform a limited Green Belt function overall, they help protect the open countryside from encroachment and there is no compelling case for their release from the Green Belt.

- Any extension must be limited to those areas which can make a genuine contribution to Green Belt purposes, either singly or in combination. Elsewhere planning policies relating to development in the open countryside can be used where there is particular development pressure.

5.2 Conclusions and Next Steps

5.2.1 Overall Conclusions and Recommendations

- A large proportion of the Green Belt in Waverley is assessed as making a contribution or a significant contribution to Green Belt purposes. As such there is limited opportunity for release of land across the majority of the Green Belt without fundamentally harming its function. Notwithstanding the extensive woodland cover across the Borough which assists with the accommodation of development without causing significant visual intrusion, the cumulative effect of the development of isolated dwellings for example, creates an urbanised impression.

2. Where segments have been assessed as having a limited contribution to Green Belt purposes, this does not imply release is necessarily appropriate, but rather in the context of their geography fulfilment of Green Belt purposes is not as clear as other segments.
3. The Review recommends that a number of villages which are currently washed over by Green Belt could be considered for in-setting without damage to the strategic openness of the Green Belt. These are: Milford, Witley; Chiddingfold; Churt; Elstead; Bramley; Womersley; and Shamley Green.

5.2.2 Recommendations in Respect of Specific Segments

1. Given the overall strength of the Green Belt function across the Borough, identification of areas where the adjustment of Green Belt boundaries could be considered for extensive areas of contiguous development is challenging. By contrast there are numerous instances where small scale development could be placed without significant damage to the Green Belt occurring, reflecting the current settlement pattern across the Borough. The generally heavily wooded character of the Borough makes the accommodation of development, in some locations, proportionately easier in terms of avoiding significant visual intrusion. However, cumulatively, damage is likely to occur and function of the Green Belt undermined over the longer term, and establishing long term boundaries for the Green Belt through the subdivision of segments is more challenging. This is particularly the case in the absence of clear boundaries such as roads to help contain development and set long term development limits.
2. Areas for further assessment as to potential release from the Green Belt are:
 - The north and north western fringes of Godalming at Farncombe/Binscombe (segments C18, C19, C20 and C21).
 - The eastern fringes of Haslemere (segments C45, C46 and C50).
3. Villages for consideration for in-setting are:
 - Bramley, Womersley and Shamley Green (segments E1, E2, E3, E4, E5, E6, E7, E8, C33, C34), Milford and Witley (segments C1, C2, C3, C4, C6, C13, C14, C15, C16, C17), Chiddingfold (segments C41, C42, C47, C48, C51, C52), Elstead (segments W5, W11, W18 and W19) and Churt (segments W23, W24, W25, W27, W28).
4. Potential areas for considering additions to the Green Belt are:
 - Land to the north of Cranleigh (segments S, T and U).
 - Land to the south west of Farnham around Rowledge (segment G).
 - Land to the north east of Farnham around Compton (segment A).
 - Land to the north east of Farnham around Badshot Lea (segment B).

5.2.3 Next Steps

1. The Part 2 study will consider in detail the areas proposed above, bringing together aspects of the evidence and detailed site-specific study to determine the extent to which any proposed removals and/or additions of parcels of land are reasonable and can be further considered as part of the evolution of the Local Plan. Specific sites at a further level of detail could subsequently be considered.
2. Of particular significance will be the sustainability of land which could be considered for development, and the balance to be struck between this and the proximity to major settlements where the fulfilment of Green Belt purposes can be of greater significance. In all cases, the key test of whether Green Belt purposes are likely to be compromised (such as through physical or visual coalescence of settlements or the risk of such an occurrence in the future) will need to be applied.

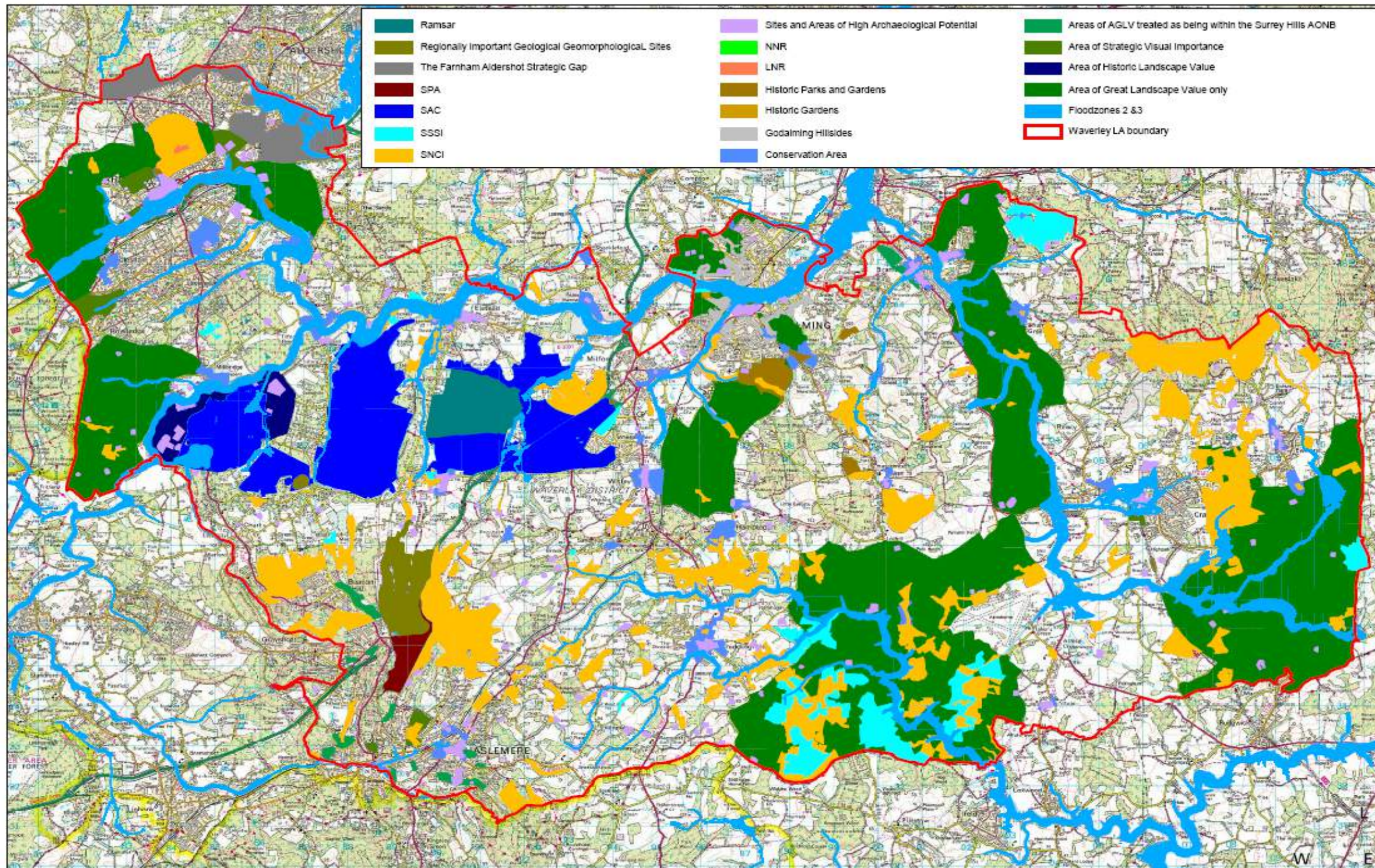
Appendix A

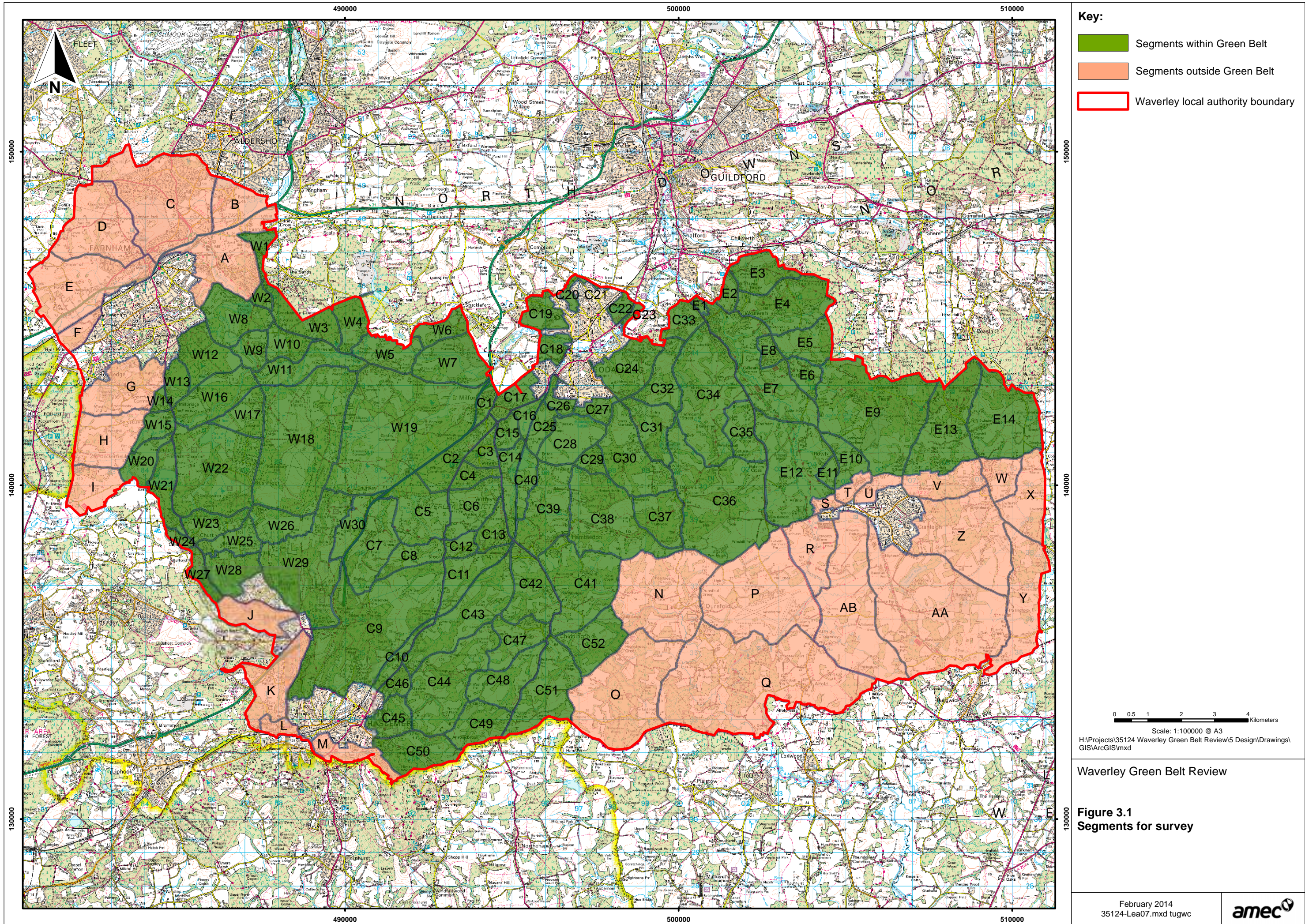
Green Belt Assessment


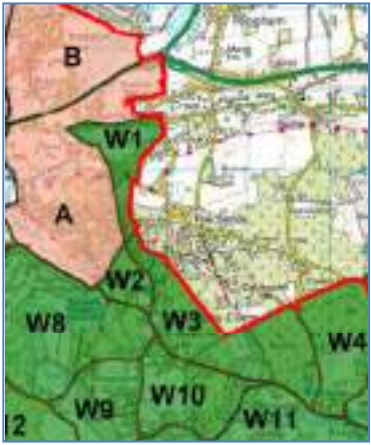
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Appendix B


Principal Landscape, Environmental and Heritage Designations





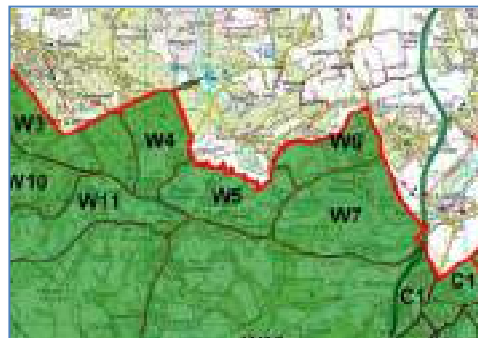




Segment	W1: land to the north east of Farnham, bound by Guildford Lane the north, Botany Hill to the south and the Borough boundary to the east.	 
Checking Sprawl	Contribution – helps contain eastern edge of Farnham	
Preventing Merger	Contribution – south eastern edge of the gap between Farnham and Aldershot	
Safeguarding from Encroachment	Significant Contribution – helps contain existing sporadic development around Moor Park/Crooksbury Hill	
Historic Setting	Contribution – part of eastern context of Farnham	
Overall Evaluation	Characterised by woodland creating a strong sense of enclosure around residential properties. Notwithstanding intrusion by residential development and a quarry to the north, this segment is an important part of the open countryside to the east of Farnham and strategically, related to parcels G16 and G18 of the Guildford GB Review.	
Overall Contribution to GB Purposes	Significant Contribution	



Segment	W2: land to the north east of Farnham, bound by Crooksbury Road to the east, Camp Hill towards the north west and B3001 towards the south west.	 
Checking Sprawl	Contribution – helps contain eastern edge of Farnham	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Significant Contribution – helps contain existing sporadic development around Moor Park/Crooksbury Hill	
Historic Setting	Contribution – part of eastern context of Farnham	
Overall Evaluation	This small segment is dominated by woodland. There are a small number of residential dwellings and open countryside towards to south of the boundary. This segment is an important part of the open countryside to the east of Farnham.	
Overall Contribution to GB Purposes	Significant Contribution	



Segment	W3: land bounded by Botany Hill, Seale Road, the B3001 and the Borough Boundary	
Checking Sprawl	Contribution – assists in containing the eastern edge of Farnham	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Significant Contribution – helps contain existing sporadic development to the north around Moor Park/Crooksbury Hill	
Historic Setting	Limited Contribution	
Overall Evaluation	Dominated by woodland, with some open countryside and residential properties. Performs an important containment role in its north western reaches, complementing segments W1 and W2. Strategically, related to parcel G16 of the Guildford GB Review.	
Overall Contribution to GB Purposes	Significant Contribution	


Segment	W4: land between Seale Road and Fulbrook Lane to the east, bound by the B3001 and the Borough Boundary to the north	
Checking Sprawl	Limited Contribution	
Preventing Merger	Contribution – assists in maintain the gap between Godalming and Farnham	
Safeguarding from Encroachment	Contribution – part of open countryside between Godalming and Farnham	
Historic Setting	Limited Contribution	
Overall Evaluation	An area of contrasting land uses, dominated by woodland towards to the north and predominantly arable use towards the south. Related in function to segment W3 as part of the wider countryside to the east of Farnham, and strategically related to parcel G15 of the Guildford GB Review.	
Overall Contribution to GB Purposes	Contribution	


Segment	W5: land to the north of Elstead, between Fulbrook Lane and Attleford Lane to the east and bound by the Borough Boundary	
Checking Sprawl	Limited Contribution	
Preventing Merger	Contribution – assists in maintaining the gap between Godalming and Farnham	
Safeguarding from Encroachment	Contribution - part of open countryside between Godalming and Farnham, helps to contain Elstead	
Historic Setting	Limited Contribution	
Overall Evaluation	An area of mixed woodland and agricultural land uses. Contains a sewerage treatment works and other employment uses. The River Wey runs parallel to Attleford Lane. Part of the open countryside between Godalming and Farnham . Related to segments W4 and W7, and strategically related to parcel G14 of the Guildford GB Review.	
Overall Contribution to GB Purposes	Contribution	



Segment	W6: land bound between Attleford Road to the west, Elstead Road and the Borough Boundary	
Checking Sprawl	Limited Contribution	
Preventing Merger	Contribution – assists in maintaining the gap between Godalming and Farnham	
Safeguarding from Encroachment	Contribution - part of open countryside between Godalming and Farnham.	
Historic Setting	Limited Contribution	
Overall Evaluation	A small segment dominated by heath land, arable and woodland. Part of open countryside between Godalming and Farnham. Related to segments W4 and W7, and strategically related to parcels G5, G6 and G7 of the Guildford GB Review.	
Overall Contribution to GB Purposes	Contribution	

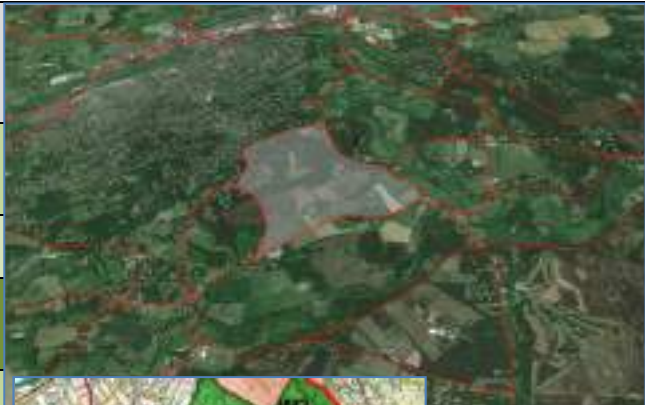

Segment	W7: land to the north of Milford. Bound by Elstead Road to the north, the B3001 to the south and the Borough Boundary to the east	
Checking Sprawl	Limited Contribution	
Preventing Merger	Contribution – assists in maintain the gap between Godalming and Farnham	
Safeguarding from Encroachment	Contribution - part of open countryside between Godalming and Farnham.	
Historic Setting	Limited Contribution	
Overall Evaluation	<p>Predominately arable land use with woodland scattered throughout. Residential development along the road which divides the segment and a section of residential development in the north eastern tip.</p> <p>An important part of open countryside between Godalming and Farnham. Related to segments W4 and W7, and strategically related to parcel G6 of the Guildford GB Review.</p>	
Overall Contribution to GB Purposes	Contribution	


Segment	W8: land to the east of Farnham bounded by the B3001 to the north, Sheephatch Lane to the east and Tilford Road to the west	
Checking Sprawl	Contribution – helps to contain the eastern edge of Farnham	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Significant Contribution – helps to protect open countryside to the east of Farnham	
Historic Setting	Contribution – part of eastern context of Farnham	
Overall Evaluation	Mixed woodland, open countryside towards the north. Heavily wooded area containing a lake towards the west. In containing the eastern edge of Farnham, this segment plays an important part in maintaining the openness of the land between Farnham and Godalming.	
Overall Contribution to GB Purposes	Significant Contribution	


Segment	W9: land to the north of Tilford, between Tilford Street and Tilford Road to the west. Bound by Sheephatch Lane to the north	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – part of open countryside between Farnham and Godalming	
Historic Setting	Limited Contribution	
Overall Evaluation	A small segment of mainly open countryside and woodland dominated by a school towards the east. Complements segment W8 in maintaining the openness between Farnham and Godalming.	
Overall Contribution to GB Purposes	Contribution	



Segment	W10: land to the east of Tilford, between Tilford Street and Whitmead Lane. Bound by the B3001 to the north	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – part of open countryside between Farnham and Godalming	
Historic Setting	Limited Contribution	
Overall Evaluation	Dominated by woodland, scattered with a few residential properties to the east. Pasture land towards the west. Complements segments W9 and W10 in maintaining the openness between Farnham and Godalming.	
Overall Contribution to GB Purposes	Contribution	



Segment	W11: land to the west of Elstead. Bound to the north by Tilford Street and Whitmead Lane. The southern boundary lies parallel and is defined by woodland and Westbrook Hill	 
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – part of open countryside between Farnham and Godalming	
Historic Setting	Limited Contribution	
Overall Evaluation	The River Wey is a dominant feature running through the Segment which is of mixed woodland and agricultural use. Helps maintain open countryside between Farnham and Godalming.	
Overall Contribution to GB Purposes	Contribution	


Segment	W12: land to the east of Farnham, between Old Frensham Road and Tilford Road to the east. Bound to the south by The Reeds Road	 
Checking Sprawl	Contribution – helps to contain urban area of Farnham	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Significant Contribution – contains south eastern edge of Farnham	
Historic Setting	Contribution – provides landscape setting for Farnham	
Overall Evaluation	Heavily wooded area towards the north of the segment, open countryside with scattered woodland towards the south. Although heavily wooded, this land helps to contain the south eastern edge of Farnham. Related to segment W13	
Overall Contribution to GB Purposes	Significant Contribution	


Segment	W13: land north of Millbridge. Bound by the A287 and Old Frensham Road to the east.	
Checking Sprawl	Contribution – helps to contain urban area of Farnham	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Significant Contribution contains south eastern edge of Farnham	
Historic Setting	Contribution – provides landscape setting for Farnham and part of the southern gateway along the A287	
Overall Evaluation	Although heavily wooded, this land helps to contain the south eastern edge of Farnham. Related to segment W12	
Overall Contribution to GB Purposes	Significant Contribution	



Segment	W14: land to the north of Shortfield Common and Millbridge. Bound by Hamdash Lane and Fifield Lane	
Checking Sprawl	Contribution – helps to contain development along the A287	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – helps to contain southern edge of Farnham	
Historic Setting	Contribution – part of southern gateway into Farnham along the A287	
Overall Evaluation	<p>A small parcel of land, enclosed by woodland. Containing a number of residential properties throughout the segment.</p> <p>This land helps to contain the south eastern edge of Farnham. Related to segments W13 and W15.</p>	
Overall Contribution to GB Purposes	Contribution	



Segment	W15: land to the north of Frensham. Bound to the east by the A287 and Pitt Lane to the west	
Checking Sprawl	Contribution – helps to contain development along the A287	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – part of open countryside on the southern fringes of Farnham	
Historic Setting	Contribution – provides landscape setting for Farnham and part of the southern gateway	
Overall Evaluation	<p>Dominated by the River Wey running across the south of the site. Open countryside feel hedgerows and mature trees planted throughout.</p> <p>Whilst having a relatively remote feel, this nevertheless functions as part of the Green Belt containing the south of Farnham, particularly along the A287. Related to segment W16.</p>	
Overall Contribution to GB Purposes	Contribution	


Segment	W16: land bound by The Reeds Road to the north, the A287 and Tilford Road to the east and Priory Lane and woodland to the south	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – part of open countryside on the southern fringes of Farnham	
Historic Setting	Contribution – provides landscape setting for Farnham and part of the southern gateway	
Overall Evaluation	<p>Of mixed woodland, pastoral and some residential land uses. Farm located in the centre of the segment and River Wey running along the segment.</p> <p>Whilst having a relatively remote feel, this nevertheless functions as part of the Green Belt containing the south of Farnham, particularly along the A287. Related to segment W15.</p>	
Overall Contribution to GB Purposes	Contribution	


Segment	W17: land bound to the west by Tilford Road, to the south by Grange Road and strong hedgerow/woodland boundary to the north	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – part of open countryside between Farnham and Godalming	
Historic Setting	Limited Contribution	
Overall Evaluation	Small triangular parcel of mixed land use. Contains woodland, large nurseries, some residential development along Tilford Road. Complements adjacent segments W16 and W22.	
Overall Contribution to GB Purposes	Contribution	

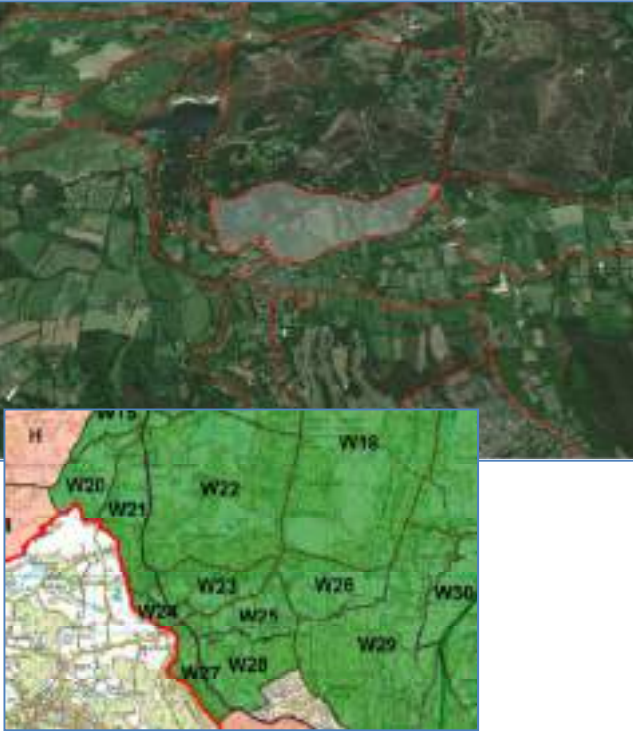
Segment	W18: land to the south west of Elstead, between Thursley Road and Tilford Road to the west.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution - part of open countryside between Farnham and Godalming	
Historic Setting	Limited Contribution	
Overall Evaluation	Large segment of heavily wooded heath land. Bounded by hedgerows and mature trees. Significant area of open countryside separating Godalming and Farnham with extensive views	
Overall Contribution to GB Purposes	Contribution	


Segment	W19: land bound between Thursley Road and the A3 to the east, Dyehouse Road the south and the B3001 to the north	 
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution - part of open countryside between Farnham and Godalming	
Historic Setting	Limited Contribution	
Overall Evaluation	<p>Large segment of heath land, Ponds are a dominate feature towards south of the segment.</p> <p>Significant area of open countryside separating Godalming and Farnham with extensive views.</p>	
Overall Contribution to GB Purposes	Contribution	



Segment	W20: land south of Frensham, between Pitt Lane and Bacon Lane to the east	 
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – part of open countryside to the south of Farnham	
Historic Setting	Limited Contribution	
Overall Evaluation	<p>Open countryside, bordered by hedgerows. Relatively remote countryside with extensive open views and complements Segment W21.</p>	
Overall Contribution to GB Purposes	Contribution	


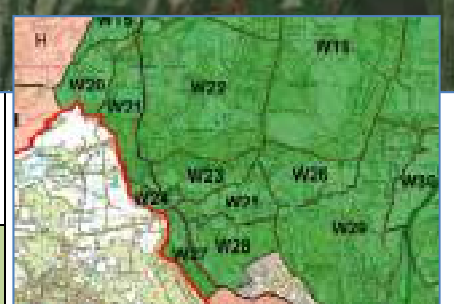
Segment	W21: land to the south of Frensham, between Mill Lane and Bacon Lane. Bound by the A287 and Borough Boundary to the south.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – adjacent to A287 and assists in preventing associated encroachment	
Historic Setting	Limited Contribution	
Overall Evaluation	Bound by woodland and some residential development. Of a relatively remote character with long distance views in part, this segment complements others adjoin the A287.	
Overall Contribution to GB Purposes	Contribution	


Segment	W22: land bound by Lampard Lane to the south, Bacon Lane to the west and A287 to the east	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – adjacent to A287 and assists in preventing associated encroachment	
Historic Setting	Limited Contribution	
Overall Evaluation	A large segment, dominated by a mixture of open and heavily wooded heath land, with some urban development at Rushmoor to the north east of the segment. The centrally located Frencham Little Pond is an important landscape feature. Generally, a large-scale landscape with some extensive views and clearly of open countryside character.	
Overall Contribution to GB Purposes	Contribution	


Segment	W23: land to the north east of Churt, between Tilford Road and the A287 to the east. Bound by Hale House Lane to the south and Jumps Road to the north	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – assists in preventing urbanisation	
Historic Setting	Contribution – part of gateway into Hindhead/Haslemere	
Overall Evaluation	Of mixed woodland and agricultural uses. Residential properties adjacent the border with Churt. Rural, open feel to the landscape but with some evidence of progressive urbanisation.	
Overall Contribution to GB Purposes	Contribution	



Segment	W24: land to the west of Churt. Bound by Lampard Lane and the A287 to the east and the borough boundary to the west	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – adjacent to A287 and assists in preventing associated encroachment	
Historic Setting	Limited Contribution	
Overall Evaluation	Small segment containing residential properties. Bounded by hedgerows to the west. Of restricted openness but helps to prevent urbanisation associated with the A287.	
Overall Contribution to GB Purposes	Contribution	



Segment	W25: land to the east of Churt, bound by Tilford Road to the east, Hale House Lane to the north and Green Lane to the south	 
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – assists in preventing urbanisation	
Historic Setting	Limited Contribution	
Overall Evaluation	Predominantly open countryside, contains wooded areas around Green Cross. Rural, open feel to the landscape but with evidence of progressive urbanisation associated with individual properties.	
Overall Contribution to GB Purposes	Contribution	

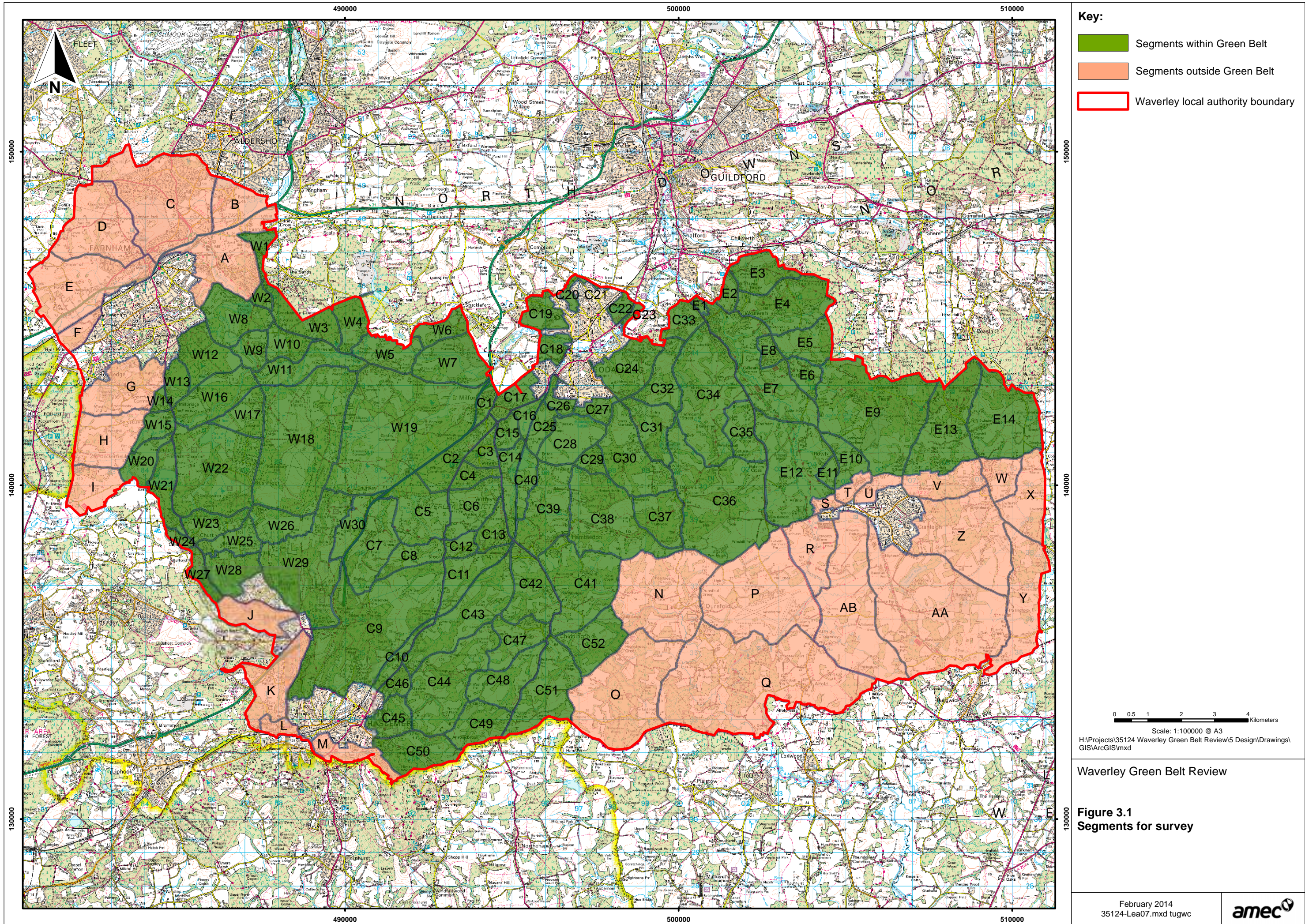
Segment	W26: land between Tilford Road and Sailors Lane to the east. Thursley Road to the north and Hyde Lane to the south	 
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – supports containment of Beacon Hill	
Historic Setting	Limited Contribution	
Overall Evaluation	<p>Agricultural land, bound by hedgerows to create a strong sense of enclosure towards the north.</p> <p>Closely related to segment W29, this is relatively remote countryside.</p>	
Overall Contribution to GB Purposes	Contribution	


Segment	W27: land bound by Barford Lane to the north, the A287 and the Borough Boundary to the west	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – assists in preventing closure of the gap between Churt and Beacon Hill	
Historic Setting	Limited Contribution	
Overall Evaluation	Heavily wooded with some open views towards south of segment. Complements segments W24 and W28 in maintaining the gap between Churt and Beacon Hill.	
Overall Contribution to GB Purposes	Contribution	


Segment	W28: land north of Beacon Hill, between Tilford Road to the east, the A287 to the west and Green Lane to the north	
Checking Sprawl	Significant Contribution – prevents northerly expansion of Beacon Hill	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Significant Contribution – assists in the protection of open countryside north of Beacon Hill	
Historic Setting	Limited Contribution	
Overall Evaluation	Dominated by a golf course, this segment complements W27 and W25 in retaining open countryside and preventing erosion of the gap between Hindhead and Churt along the A287.	
Overall Contribution to GB Purposes	Significant Contribution	


Segment	W29: land north of Hindhead, between the A287 to the west and the A3 and Highfield Lane to the east	
Checking Sprawl	Significant Contribution – in combination with adjacent segments, helps to prevent the northerly spread of Haslemere	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Significant Contribution – contains development at Hindhead and Beacon Hill.	
Historic Setting	Limited Contribution	
Overall Evaluation	<p>A large segment, heavily wooded, with some agricultural land to the north.</p> <p>Covering the Devil's Punchbowl and surrounding heathland, this segment is a significant area of open land which contains Hindhead and Beacon Hill and is closely related in character and function to segment C9 to the south east</p>	
Overall Contribution to GB Purposes	Significant Contribution	

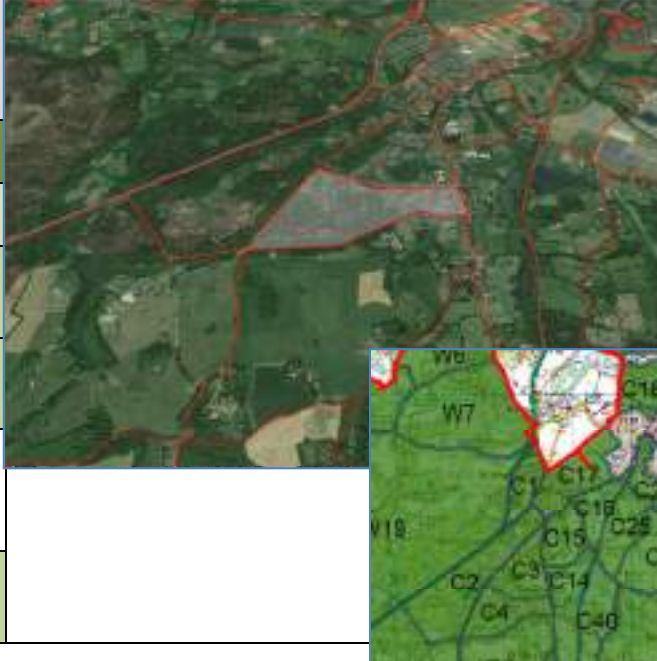
Segment	W30: land between by Highfield Lane and the A3 to the east. Bound by hedgerows to the south	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – assists in maintaining open countryside between Godalming and Haslemere/Hindhead	
Historic Setting	Limited Contribution	
Overall Evaluation	Small segment of agricultural land. Complements segments W29 and C7.	
Overall Contribution to GB Purposes	Contribution	




Segment	C1: land between the A3 and the A283 Portsmouth Road.	
Checking Sprawl	Contribution – helps contain Milford	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Limited Contribution	
Historic Setting	Limited Contribution	
Overall Evaluation	A small, strongly enclosed segment which has significant development within it but still retains a sense of openness to the south.	
Overall Contribution to GB Purposes	Contribution	



Segment	C2: land to the south west of Milford between the A3 and the A286 Haslemere Road and Lea Coach Road to the south.	
Checking Sprawl	Contribution – contains Mousehill	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – protects open countryside	
Historic Setting	Contribution – part of the southern gateway to Godalming	
Overall Evaluation	A heavily wooded area of common land with mixed short and longer distance views. Some urbanisation to the north.	
Overall Contribution to GB Purposes	Contribution	


Segment	C3: land to the north of Wheeler Street between Gasden Lane/Wheeler Lane to the south, the A286 Haslemere Road to the west and the A283 Petworth Road to the east.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Limited Contribution	
Historic Setting	Significant Contribution – part of the southern gateway to Godalming along the A283	
Overall Evaluation	An urbanised segment which nevertheless makes an important contribution to the southern fringes of Godalming.	
Overall Contribution to GB Purposes	Contribution	

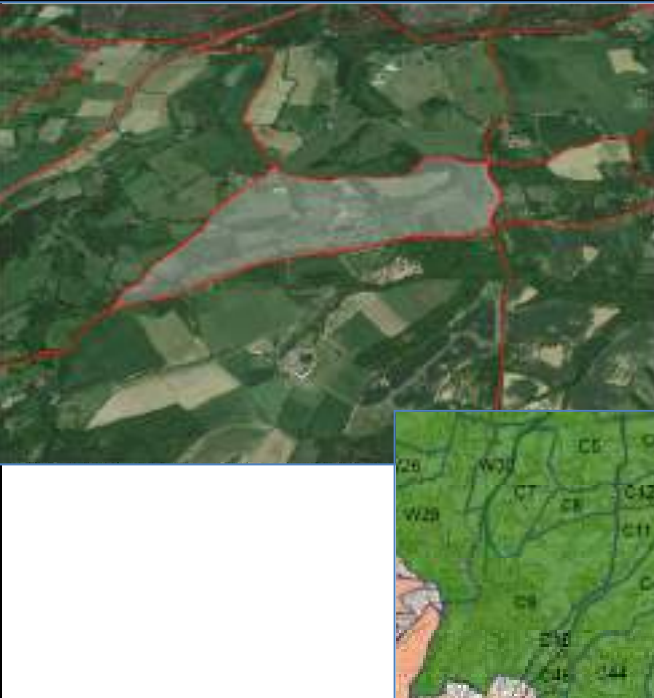
Segment	C4: land to the south west of Wheeler Street, between the A286 Haslemere Road and Gasden Lane/Wheeler Lane.	
Checking Sprawl	Significant Contribution – contains Mare Hill	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – helps to protect open countryside (Mare Hill Common) to the south	
Historic Setting	Contribution– part of the southern gateway to Godalming along the A286	
Overall Evaluation	A semi-urbanised segment (notably to the north) which nevertheless overall makes a contribution containing development	
Overall Contribution to GB Purposes	Contribution	



Segment	C5: land to the north east of Bowlhead Green	
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	bounded by Bowlhead Green Road to the south east, French Lane to the south west, A286 Haslemere Road to the east and Lea Coach Road to the north.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution –assists in maintaining openness around Bowlhead Green.	
Historic Setting	Contribution - part of the southern gateway to Godalming along the A286 and A3	
Overall Evaluation	Open countryside, with intermittent woodland and extensive views east and west.	
Overall Contribution to GB Purposes	Contribution	



Segment	C6: land to the south west of Witley, bounded by Church Lane to the south east, the A286 Haslemere Road to the west, Roke Lane to the north and an unnamed track to the south.	 
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Significant Contribution – helps contain Witley.	
Historic Setting	Contribution - part of the southern gateway to Godalming along the A283	
Overall Evaluation	A relatively open landscape with extensive views, this segment plays an important role in containing development associated with the A283.	
Overall Contribution to GB Purposes	Contribution	



Segment	C7: land to the west of Bowlhead Green between the A3 and Button Hill Road and French Lane.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution –assists in maintaining openness around Bowlhead Green.	
Historic Setting	Limited Contribution	
Overall Evaluation	Open countryside, with intermittent woodland and extensive views east and west.	
Overall Contribution to GB Purposes	Contribution	


Segment	C8: land to the south west of Bowlhead Green, bounded by Park Lane to the south, Button Hill Road to the west, Bowlhead Green Road to the north and the A286 Haslemere Road to the east.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution –assists in maintaining openness around Bowlhead Green	
Historic Setting	Contribution - part of the southern gateway to Godalming along the A286	
Overall Evaluation	Open countryside, with intermittent woodland and extensive views east and west.	
Overall Contribution to GB Purposes	Contribution	

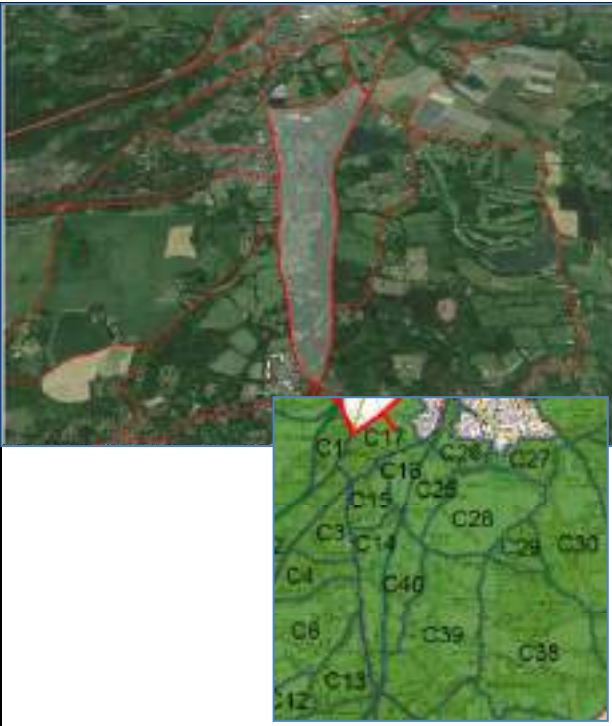
Segment	C9: land to the north of Haslemere, bounded by the urban edge of Haslemere and Stootley Lane (in part) to the south, the Godalming – Haslemere railway line to the east, the route of the old A3 to the west and Park Lane to the north.	 
Checking Sprawl	Significant Contribution – in combination with adjacent segments, prevents northerly spread of Haslemere.	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Significant Contribution – contains the northern edge of Haslemere.	
Historic Setting	Significant Contribution – fundamental to defining Haslemere’s landscape setting.	
Overall Evaluation	This large segment is dominated by woodland and has a strong open countryside character. It clearly contains the northern edge of Haslemere and is an important part of open countryside to the west (Hindhead Common) and east.	
Overall Contribution to GB Purposes	Significant Contribution	


Segment	C10: land to the north of Haslemere lying between the A286 to the east and the Godalming – Haslemere railway line to the west.	 
Checking Sprawl	Significant Contribution – in combination with adjacent segments, prevents northerly spread of Haslemere	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Significant Contribution –helps to contain the northerly edge of Haslemere in combination with adjacent segments	
Historic Setting	Significant Contribution – important part of the northern gateway to Haslemere	
Overall Evaluation	Although strongly bounded by the railway line and A286 and intruded by development at Grayswood, this segment retains a strong sense of open countryside, is an important part of the northern gateway to Haslemere and is closely related in character and function to adjacent segments.	
Overall Contribution to GB Purposes	Significant Contribution	


Segment	C11: land to the south west of Wormley between the Godalming – Haslemere railway line to the south west, Book Road to the north and the A286 to the west.	 
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Significant Contribution – helps to contain southern boundary of Wormley	
Historic Setting	Contribution – part of the outer landscape context of Haslemere and the open countryside between Godalming/Milford and Haslemere	
Overall Evaluation	Part of the open countryside between Godalming and Haslemere, this segment is characterised by short and medium distance glimpsed views from the A286 and is closely related in character and function to adjacent segments to the west and east.	
Overall Contribution to GB Purposes	Contribution	



Segment	C12: land to the west of Wormley between Brook Road to the south, the A286 Haslemere Road to the west, Church Lane to the east and an unnamed track to the north.	 
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution –assists in maintaining openness around Sandhills	
Historic Setting	Contribution - part of the southern gateway to Godalming along the A286	
Overall Evaluation	A small segment complementing C13 in limiting encroachment into open countryside.	
Overall Contribution to GB Purposes	Contribution	



Segment	C13: land to the north west of Wormley bounded by Brook Road to the south, the A283 Petworth Road to the east and Church Lane to the north west.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Significant Contribution – assists in containing Wormley	
Historic Setting	Contribution – part of the southern gateway into Godalming	
Overall Evaluation	A segment dominated by woodland but with development associated with the A283 and along Culmer Lane.	
Overall Contribution to GB Purposes	Contribution	


Segment	C14: land to the west of Witley and Wheeler Street, lying between the A283 Petworth Road, the Godalming – Haslemere railway line to the east and Rake Lane to the north.	
Checking Sprawl	Contribution – helps control development along the A283	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – prevents spread of Witley along the A283	
Historic Setting	Contribution – part of the southern gateway into Godalming	
Overall Evaluation	Despite being strongly enclosed between the A283 and the railway line, this segment is nevertheless open in character and related to open countryside to the east.	
Overall Contribution to GB Purposes	Contribution	


Segment	C15: land to the south of Milford, bound by Rake Lane to the south, the A283/A286 to the west, and Station Lane to the north east.	
Checking Sprawl	Contribution – helps maintain the gap between Godalming and settlements along the A283	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – contains Mousehill	
Historic Setting	Limited Contribution	
Overall Evaluation	A small segment which contributes to containing urban development associated with Mousehill and the A283 in particular.	
Overall Contribution to GB Purposes	Contribution	


Segment	C16: land to the east of Milford, bounded by the Godalming – Haslemere railway line to the east, Station Lane to the south and the A3100 Portsmouth Road to the north west.	
Checking Sprawl	Contribution – helps contains development associated with the A3100	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – helps contain Godalming	
Historic Setting	Significant Contribution – part of the southern gateway to Godalming	
Overall Evaluation	Dominated by Milford golf course, this segment is important to the maintenance of the context of Godalming and the wider open countryside to the south of Godalming.	
Overall Contribution to GB Purposes	Significant Contribution	

Segment	C17: land lying between Godalming and Milford, bounded by the A3100 to the south east and the Borough boundary to the north west.	
Checking Sprawl	Contribution – helps contain development associated with the A3100	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – helps contain Godalming	
Historic Setting	Significant Contribution – part of the southern gateway to Godalming	
Overall Evaluation	In predominantly agricultural use, this segment plays an important part in maintaining the context for Godalming and the wider countryside to the west (strategically related to parcel F19 of the Guildford GB Review).	
Overall Contribution to GB Purposes	Significant Contribution	



Segment	C18: land between the western urban edge of Godalming and the Borough boundary, bounded by the Godalming – Haslemere railway line to the east, Eashing Lane to the south and Peperharow Road to the north.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – part of open countryside to the west of Godalming	
Historic Setting	Contribution – part of western countryside setting of Godalming	
Overall Evaluation	Dominated by the River Wey and dense woodland, this segment helps contain the western extent of Godalming. Strategically related to parcel F18 of the Guildford GB Review.	
Overall Contribution to GB Purposes	Contribution	



Segment	C19: land between the western urban edge of Godalming and the Borough boundary, bounded by Peperharow Road to the south, Charterhouse Road to the east and Mark Way to the north.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – part of open countryside to the west of Godalming	
Historic Setting	Contribution – part of western countryside setting of Godalming	
Overall Evaluation	Comprising sports pitches, a golf course and various degrees of urban development, this segment helps contain the western extent of Godalming. Strategically related to parcels F18, F17 and F15 of the Guildford GB Review.	
Overall Contribution to GB Purposes	Contribution	


Segment	C20: land between the north eastern edge of Godalming and the Borough boundary, bounded by Binscombe Lane to the east.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – part of open countryside to the west of Godalming	
Historic Setting	Contribution – part of western countryside setting of Godalming	
Overall Evaluation	Predominantly in agricultural use, this enclosed segment helps to define the western edge of Godalming, but does not contain it. Strategically related to parcel F15 of the Guildford GB Review.	
Overall Contribution to GB Purposes	Contribution	


Segment	C21: land between the urban northern urban edge of Godalming and the Borough boundary, comprising three parcels.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – part of open countryside to the west	
Historic Setting	Contribution – part of the northern setting to Godalming	
Overall Evaluation	Three 'remnant' segments immediately to the north of the urban edge of Godalming which whilst making a contribution to green belt purposes are part of land which is contained by the B3000 (parcels F12 and F6 of the Guildford GB review).	
Overall Contribution to GB Purposes	Contribution	


Segment	C22: land to the north east of Godalming, bounded by Summers Road, the A3100 Guildford Road to the south east and the Borough boundary to the north.	
Checking Sprawl	Significant Contribution – prevents sprawl along A3100	
Preventing Merger	Significant Contribution – helps maintain gap between Godalming and Guildford	
Safeguarding from Encroachment	Contribution – helps contain the northern extent of Godalming	
Historic Setting	Significant Contribution – part of the northern gateway to Godalming	
Overall Evaluation	Dominated by Broadwater Park, various sport and recreation uses and a school, this segment forms the context of the Godalming's northern gateway. Strategically related to parcel F6 of the Guildford GB Review.	
Overall Contribution to GB Purposes	Significant Contribution	


Segment	C23: land between the A3100 Guildford Road and the Borough boundary to the east.	 
Checking Sprawl	Significant Contribution – prevents sprawl along A3100	
Preventing Merger	Significant Contribution – helps maintain gap between Godalming and Guildford	
Safeguarding from Encroachment	Contribution – helps contain the northern extent of Godalming	
Historic Setting	Significant Contribution – part of the northern gateway to Godalming	
Overall Evaluation	With segment C22, this segment forms the context of the Godalming's northern gateway. Strategically related to parcels F3 and F5 of the Guildford GB Review.	
Overall Contribution to GB Purposes	Significant Contribution	


Segment	C24: land to the south east of Godalming (Catteshall) bounded by the urban edge to the north west, Munstead Heath Road to the south east, the B2130 to the south west and the Borough boundary to the north.	 
Checking Sprawl	Significant Contribution – contains eastern side of Godalming	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – protects open countryside to the east of Godalming	
Historic Setting	Significant Contribution – forms context for Godalming	
Overall Evaluation	Woodland and pasture with medium distance views, this segment contains the eastern edge of Godalming.	
Overall Contribution to GB Purposes	Significant Contribution	


Segment	C25: land to the south west of Godalming, bounded by the Godalming – Haslemere railway line to the west, Station Lane to the south, the urban edge of Godalming to the north and Tuesley Lane to the east.	
Checking Sprawl	Significant Contribution – southern context of Godalming	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – protects open countryside to the south of Godalming	
Historic Setting	Significant Contribution – southern context of Godalming	
Overall Evaluation	Comprising intensive agricultural land and some built development with open views, this segment forms the southern edge of Godalming.	
Overall Contribution to GB Purposes	Significant Contribution	


Segment	C26: land immediately to the south of the urban edge of Godalming bounded by the course of an unnamed stream to the south, Tuesley Lane to the east and a railway line to the west.	
Checking Sprawl	Contribution – southern context of Godalming	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – protects open countryside to the south of Godalming	
Historic Setting	Contribution – part of the southern context of Godalming	
Overall Evaluation	Woodland and pasture on a plateau with glimpsed views from Tuesley Lane and more extensive views from the urban edge along Ashstead Lane.	
Overall Contribution to GB Purposes	Contribution	


Segment	C27: land immediately to the south of the urban edge of Godalming bounded by Busbridge Lakes to the south, Tuesley Lane to the west and Hambledon Road to the east.	
Checking Sprawl	Contribution – southern context of Godalming	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – protects open countryside to the south of Godalming	
Historic Setting	Contribution – part of the southern context of Godalming	
Overall Evaluation	A visually enclosed plateau area of land which as undeveloped countryside makes a contribution to the Green Belt overall. Views into the land are limited to those from the current urban edge along Home Farm Road.	
Overall Contribution to GB Purposes	Contribution	


Segment	C28: land to the south of Godalming bounded by Station Road to the south, Tuesley Lane to the east, Hambledon Road to the south east and east, and Busbridge Lakes to the north.	
Checking Sprawl	Significant Contribution – southern context of Godalming	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – protects open countryside to the south of Godalming	
Historic Setting	Significant Contribution – southern context of Godalming	
Overall Evaluation	Comprises woodland and pasture with	
Overall Contribution to GB Purposes	Significant Contribution	


Segment	C29: land to the east of Hydestile between Hambledon Road, Clock Barn Lane and Salt Lane.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Significant Contribution – contains development in the south eastern context of Godalming	
Historic Setting	Significant Contribution – part of setting of Godalming	
Overall Evaluation	Heavily wooded and intruded by urban development with limited openness, this segment is related to segments C28 and C26	
Overall Contribution to GB Purposes	Significant Contribution	


Segment	C30: land to the east of Hascombe, bounded by Hascombe Road to the east, Mare Lane to the south, Salt Lane/Clock Barn Lane to the east and Hambledon Road to the north west.	
Checking Sprawl	Significant Contribution – contains development associated with the B2130	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Significant Contribution – contains development in the south eastern context of Godalming	
Historic Setting	Significant Contribution – part of setting of Godalming	
Overall Evaluation	Characterised by open pasture land, with medium distance views, and Busbridge Woods, this segment forms open countryside to the south west of Godalming.	
Overall Contribution to GB Purposes	Significant Contribution	


Segment	C31: land to the west of Thorncombe Street, bounded by the B2130 Hascombe Road to the west, Thorncombe Street to the east and Alldens Lane/Alldens Hill to the north.	
Checking Sprawl	Significant Contribution – contains development associated with the B2130	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Significant Contribution – contains development in the south eastern context of Godalming	
Historic Setting	Significant Contribution – part of setting of Godalming	
Overall Evaluation	Dominated by Winkworth Arboretum and with a range of medium and long distance views, this segment is important in helping to contain Godalming to the north west.	
Overall Contribution to GB Purposes	Significant Contribution	


Segment	C32: land to the north west of Thorncombe Street, bounded by Alldens Lane/Alldens Hill to the south, Thorncombe Street/ Snowdenham Lane to the east, Munstead Heath Road to the west and Iron Lane to the north.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Significant Contribution – maintains open countryside to the east of Godalming	
Historic Setting	Significant Contribution – part of the context of Godalming	
Overall Evaluation	Part of wider countryside to the east of Godalming, with some extensive views of open countryside, this segment is important in maintain the context of Godalming. Related to segment C30 in character.	
Overall Contribution to GB Purposes	Significant Contribution	

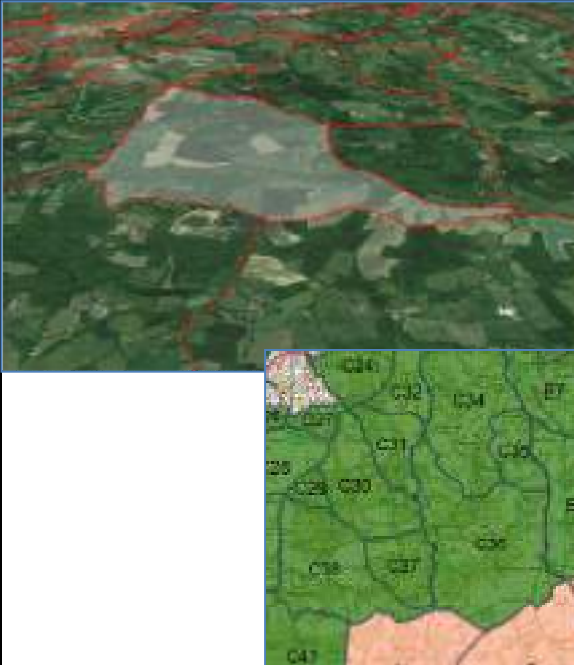
Segment	C33: land to the west of Bramley bounded by Iron Lane to the south, Snowdenham Lane to the east, the A281 Horsham Road to the north east, and Foxburrow Hill Road to the west.	
Checking Sprawl	Contribution – contains Bramley	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Significant Contribution – maintains open countryside to the west of Bramley	
Historic Setting	Limited Contribution	
Overall Evaluation	Dominated by Bramley golf course, this segment helps to maintain the open countryside between Bramley and Godalming. Related to segment C29 in character.	
Overall Contribution to GB Purposes	Significant Contribution	


Segment	C34: land to the south of Bramley, bounded by Snowdenham Lane/Thorncombe Street to the west and south and the A281 to the east.	
Checking Sprawl	Contribution – contains Bramley in its north eastern extent	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Significant Contribution – maintains open countryside to the south west of Bramley	
Historic Setting	Limited Contribution	
Overall Evaluation	Dominated by the landscape of Thorncombe Park with short and medium distance views, this segment helps to maintain the open countryside to the south east of Godalming.	
Overall Contribution to GB Purposes	Contribution	


Segment	C35: land to the west of Grafham, bounded by the A281 to the east, Thorncombe Lane to the south, Gate Street to the west and Brookwell Lane to the north.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – maintains open countryside	
Historic Setting	Limited Contribution	
Overall Evaluation	Of mixed land use and long distance views from the A281, this segment contributes to maintaining open countryside along this corridor, complementing segments C32, E7 and E12.	
Overall Contribution to GB Purposes	Contribution	


Segment	C36: land to the east of Hascombe, bounded by the B2130 Godalming Road to the west, Dunsfold Road to the south, Barhurst Road/Horsham Road to the east and Thorncombe Street to the north.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – maintains open countryside	
Historic Setting	Limited Contribution	
Overall Evaluation	An outer segment of mixed land use with short and some longer distance views. Assists in the maintenance of open countryside.	
Overall Contribution to GB Purposes	Contribution	


Segment	C37: land to the south west of Hascombe, bounded by the B2130 Godalming Road to the east, Markwick Lane to the south and west, and Mare Lane to the north.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – maintains open countryside	
Historic Setting	Limited Contribution	
Overall Evaluation	Heavily wooded with limited views this relatively remote segment assists in the maintenance of open countryside.	
Overall Contribution to GB Purposes	Contribution	


Segment	C38: land to the east of Hambledon, bounded by Hambledon Road to the east, Markwick Lane to the north east and Woodlands Road/Roundals Lane/Vann Lane to the south.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – maintains open countryside	
Historic Setting	Limited Contribution	
Overall Evaluation	An outer segment of mixed land use with short and some longer distance views. Assists in the maintenance of open countryside.	
Overall Contribution to GB Purposes	Contribution	


Segment	C39: land between Wormley and Hambledon, bounded by Malthouse Lane/Lane End to the south east, A283 Petworth Road/Water Lane to the east and Station Lane to the north.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – assists in containing Enton Green and Hambledon	
Historic Setting	Limited Contribution	
Overall Evaluation	Although geographically part of the Godalming - Haslemere corridor is part of open countryside. Nevertheless, it functions to help prevent encroachment from Enton Green and Hambledon.	
Overall Contribution to GB Purposes	Contribution	

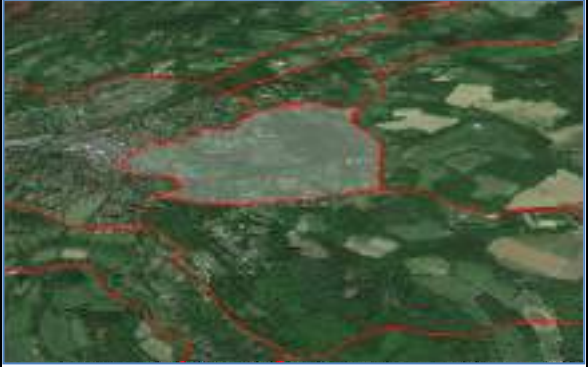

Segment	C40: land to the east of Witley, bounded by the Godalming – Haslemere railway line to the west, Water Lane to the east, Culmer Lane to the south and Station Road to the north.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – assists in containing Enton Green	
Historic Setting	Limited Contribution	
Overall Evaluation	Although geographically part of the Godalming - Haslemere corridor, this segment is strongly bounded to the west by a railway line which therefore orients it towards open countryside to the east. Nevertheless, it functions to help prevent encroachment from Enton Green.	
Overall Contribution to GB Purposes	Contribution	



Segment	C41: land to the south of Hambledon, bounded by Vann Lane to the north and east, the A283 to the west and Lane End/Malthouse Lane to the north.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – assists in containing northern eastern edge of Chiddingfold	
Historic Setting	Limited Contribution	
Overall Evaluation	Dominated by small scale fields and copse woodland, this segment is clearly open countryside but in its south western extent assists in containing Chiddingfold.	
Overall Contribution to GB Purposes	Contribution	


Segment	C42: land to the north of Chiddingfold, bounded by the A283 to the east, Combe Lane to the west and Woodside Road to the south.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – assists in containing the northern edge of Chiddingfold and land between Chiddingfold and Hambledon	
Historic Setting	Limited Contribution	
Overall Evaluation	Dominated by small scale fields and copse woodland, this segment is clearly open countryside but along with adjacent segments surrounding Chiddingfold assists in the containment of the settlement.	
Overall Contribution to GB Purposes	Contribution	


Segment	C43: land between Grayswood and Wormley, west of Chiddingfold bounded by Godalming – Haslemere railway line/A286 to the west and Prestwick Lane/Coombe lane to the east.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – assists in preventing northerly expansion of Grayswood	
Historic Setting	Contribution – part of the northern gateway into Haslemere along the A286	
Overall Evaluation	Part of open countryside between Haslemere and Wormley, it complements adjacent segments in preventing encroachment and in its southerly reaches is part of the landscape context of Haslemere.	
Overall Contribution to GB Purposes	Contribution	


Segment	C44: land to the east of Grayswood bounded by the B2131 Petworth Road to the south, Killonghurst Lane/West End Lane/Pook Hill to the east and Prestwick Lane to the west.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution - assists in preventing easterly expansion of Grayswood	
Historic Setting	Contribution – part of the wider countryside setting of Haslemere and eastern gateway along the B2131	
Overall Evaluation	Whilst clearly open countryside for much of its extent, around its southerly and south western fringes its role complements that of segments containing Haslemere.	
Overall Contribution to GB Purposes	Contribution	


Segment	C45: land to the east of Haslemere bounded by the urban edge of Haslemere, Three Gates Lane to the north, Holdfast Lane to the east and the B2131 to the south.	 
Checking Sprawl	Significant Contribution – contains easterly edge of Haslemere	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Significant Contribution – contains eastern extent of Haslemere	
Historic Setting	Significant Contribution – part of the easterly setting of Haslemere	
Overall Evaluation	Dominated by Beanfield Copse and Witley Copse and mature field boundaries with some intrusive development off Three Gates Lane and Holdfast Lane, this segment nevertheless helps to maintain the easterly edge of Haslemere and retains strong connections with the wider countryside to the east.	
Overall Contribution to GB Purposes	Significant Contribution	


Segment	C46: land between Haslemere and Grayswood bounded by the A286 to the west, The Mount/Clammer Hill to the east and Three Gates Lane to the south.	 
Checking Sprawl	Significant Contribution – contains the urban edge of Haslemere	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Significant Contribution – maintains the gap between Haslemere and Grayswood	
Historic Setting	Significant Contribution – part of setting to Haslemere along the A286	
Overall Evaluation	Although heavily wooded with only glimpsed views and significant intrusion from scattered development, this is an important part of the gateway to Haslemere and has strong connections with open countryside to the east.	
Overall Contribution to GB Purposes	Significant Contribution	


Segment	C47: land to the south west of Chiddingfold bounded by Mill Lane/woodland edge (in part) to the south, Pook Hill/Prestwick Lane to the west and Coombe Lane to the north.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – assists in containing the southern edge of Chiddingfold	
Historic Setting	Limited Contribution	
Overall Evaluation	Dominated by small scale fields and copse woodland, this segment is clearly open countryside but along with adjacent segments surrounding Chiddingfold assists in the containment of the settlement.	
Overall Contribution to GB Purposes	Contribution	

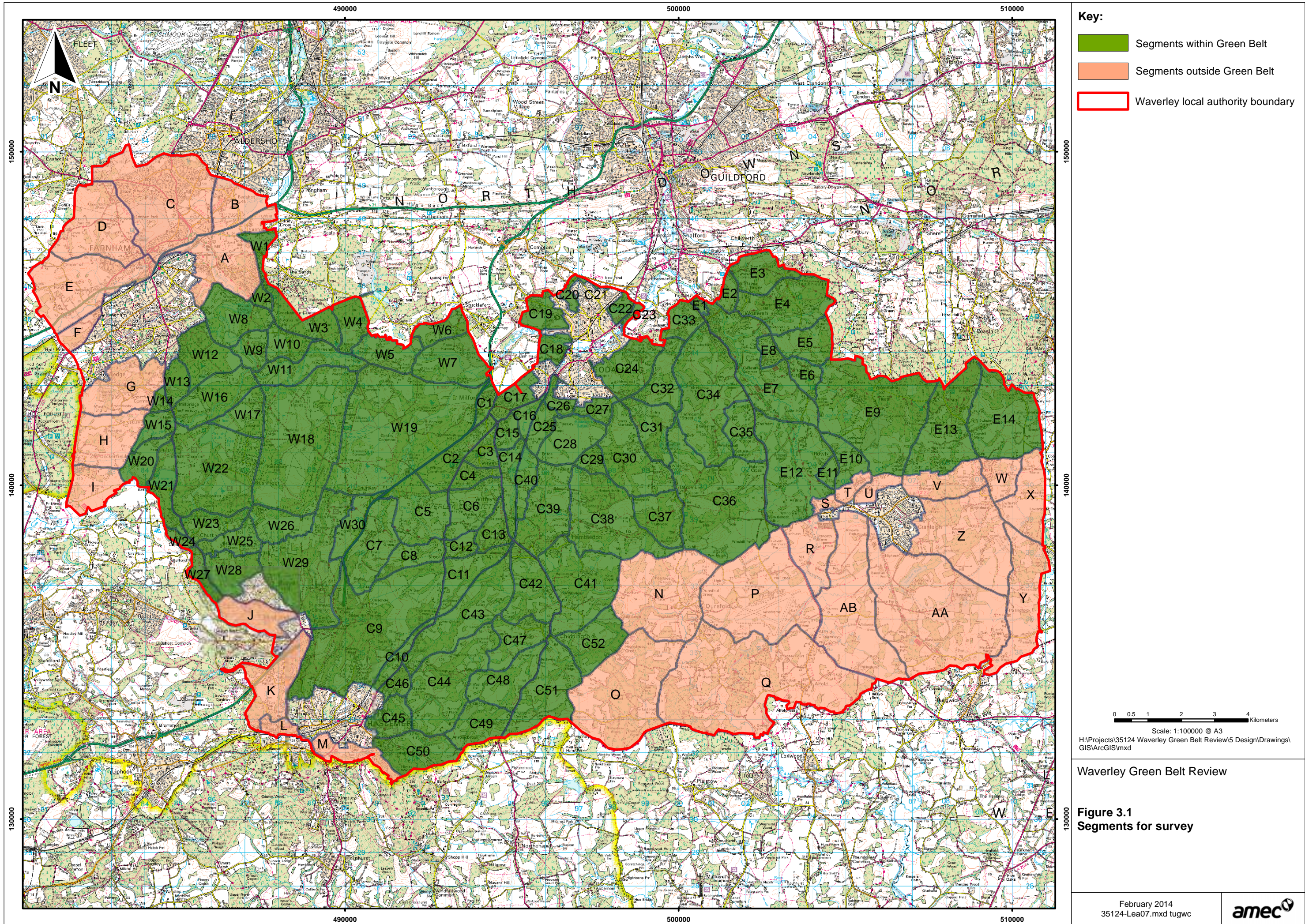
Segment	C48: land to the north of Killinghurst Lane bounded by the A283 Petworth Road to the east, West End Lane to the west and Mill Lane/woodland edge (in part) to the north.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – assists in containing the southern edge of Chiddingfold	
Historic Setting	Limited Contribution	
Overall Evaluation	Dominated by small scale fields and copse woodland, this segment is clearly open countryside but along with adjacent segments surrounding Chiddingfold assists in the containment of the settlement.	
Overall Contribution to GB Purposes	Contribution	


Segment	C49: land between B2131 Petworth Road and Killinghurst Lane to the north.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution - assists in preventing easterly expansion of Grayswood	
Historic Setting	Limited Contribution	
Overall Evaluation	Whilst clearly open countryside for much of its extent, around its southerly and south western fringes its role complements that of segments containing Haslemere.	
Overall Contribution to GB Purposes	Contribution	


Segment	C50: land to the south of the B2131 to the Borough boundary and Tennyson's Lane/Haste Hill to the east.	
Checking Sprawl	Significant Contribution – contains easterly edge of Haslemere	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Significant Contribution – helps to maintain open countryside to the east of Haslemere.	
Historic Setting	Significant Contribution – part of the gateway to Haslemere along the B2131	
Overall Evaluation	Although this heavily wooded segment has been intruded by urban development along the B2131 and from the eastern edge of Haslemere around Lythe Hill Park, it nevertheless retains a strong sense of open countryside with glimpsed short and medium-distance views.	
Overall Contribution to GB Purposes	Significant Contribution	



Segment	C51: land to the south of Chiddingfold, bounded by Pickhurst Road to the north east, the Borough boundary to the south and the A283 Petworth Road to the west.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – helps maintain open landscape along the A283	
Historic Setting	Limited Contribution	
Overall Evaluation	A relatively remote segment with short and medium distance views across open countryside and a large golf course.	
Overall Contribution to GB Purposes	Contribution	



Segment	C52: land to the east of Chiddingfold bounded by Pickhurst Road to the south west, High Street Green to the south east and Pockford Road/Vann Lane to the north.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – helps contains development associated with Chiddingfold, particularly along Pickhurst Road	
Historic Setting	Limited Contribution	
Overall Evaluation	A relatively remote segment dominated by woodland but with some open views.	
Overall Contribution to GB Purposes	Contribution	





Segment	E1: land between the A281, B2128 and the Borough Boundary.	
Checking Sprawl	Contribution – helps to define Bramley in the context of development along the A286 from Guildford – Shalford - Bramley	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Limited Contribution	
Historic Setting	Limited Contribution	
Overall Evaluation	Comprising residential development, school playing fields and a village green, this segment is effectively part of Bramley but forms the transition to the gap between Bramley and Shalford to the north. Strategically, the land is related to parcel E56 of the Guildford GB Review but development disrupts any clear relationship	
Overall Contribution to GB Purposes	Contribution	


Segment	E2: land to the north east of Bramley centred in Chinthurst Hill, between the B2128, Chinthurst Lane and the Borough Boundary	
Checking Sprawl	Contribution – helps to define the gap between Womersh and Shalford	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution - contains Womersh to the east	
Historic Setting	Limited Contribution	
Overall Evaluation	The dominance of Chinthurst Hill limits intervisibility but maintains a distinct sense of openness. Strategically, the land is related to parcel E57 of the Guildford GB Review.	
Overall Contribution to GB Purposes	Contribution	


Segment	E3: land to the north east of Wonersh between the B2128 to the west, Blackheath Lane to the South and the Borough boundary to the north	 
Checking Sprawl	Contribution – helps to define the gap between Wonersh and Chilworth	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – contains Wonersh to the south west	
Historic Setting	Limited Contribution	
Overall Evaluation	An area of mixed pasture and woodland with strong sense of openness, although views are glimpsed. Strategically, the land is related to parcels E51, E50 and E48 of the Guildford GB Review.	
Overall Contribution to GB Purposes	Contribution	


Segment	E4: land to the east of Wonersh between Blackheath Lane to the north, the Borough boundary to the east, Northcote Lane to the south.	 
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – contains Wonersh to the west	
Historic Setting	Limited Contribution	
Overall Evaluation	Dominated by woodland with pasture/arable around the periphery, there is a strong open countryside character. Strategically, the land is related to parcels E45 and E48 of the Guildford GB Review.	
Overall Contribution to GB Purposes	Contribution	


Segment	E5: land to the east of Shamley Green between Northcote Lane to the north, Woodhill Lane to the south and the Borough boundary to the east.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – contains Shamley Green to the west	
Historic Setting	Limited Contribution	
Overall Evaluation	Of predominantly pastoral land use, this segment has strong countryside character, although views are limited by thick hedgerows creating a strong sense of enclosure. Strategically, the land is related to parcel E45 of the Guildford GB Review.	
Overall Contribution to GB Purposes	Contribution	



Segment	E6: land to the south east of Shamley Green bounded by the B2128 to the west, Woodhill Lane to the north and Stroud Lane to the south east.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – contains Shamley Green to the north west	
Historic Setting	Limited Contribution	
Overall Evaluation	Of mixed woodland, pasture and arable land use, this segment has an open countryside character, although thick hedgerows create a strong sense of enclosure.	
Overall Contribution to GB Purposes	Contribution	



Segment	E7: land to the west of Shamley Green centred on the upper reaches of the River Wey	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution - contains Shamley Green to the east	
Historic Setting	Limited Contribution	
Overall Evaluation	Dominated by Bramley to the north and arable land use, there is also woodland, pasture and sewage work in this segment which has an open countryside feel with relatively long distance views.	
Overall Contribution to GB Purposes	Contribution	

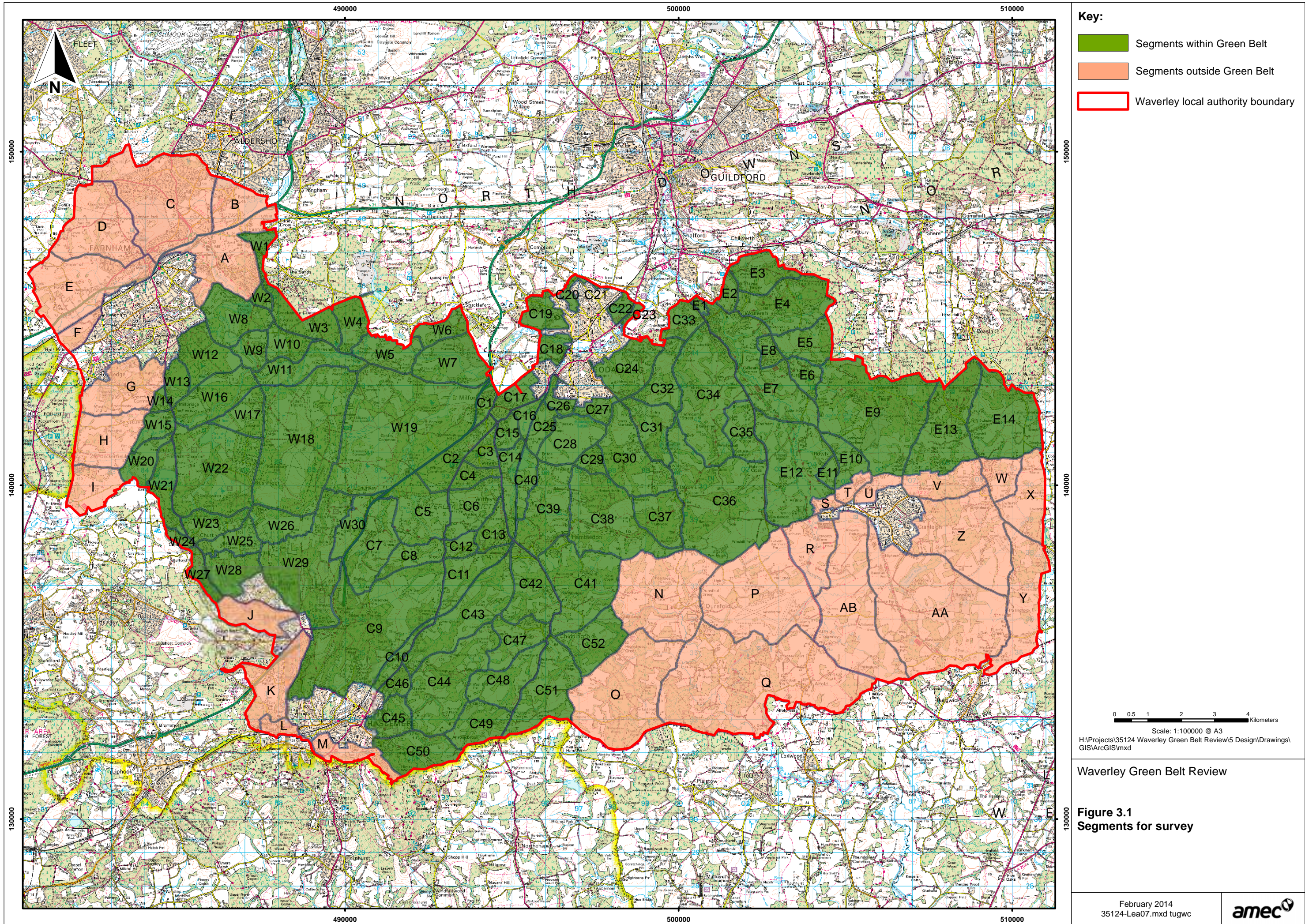
Segment	E8: land to the north west of Shamley Green bounded by Lordshill Road.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution - contains Shamley Green to the south	
Historic Setting	Limited Contribution	
Overall Evaluation	Comprising mixed woodland, pasture and arable land use, this segment has an open countryside character with a strong sense of openness to the north but less so on the fringes of Shamley Green.	
Overall Contribution to GB Purposes	Contribution	


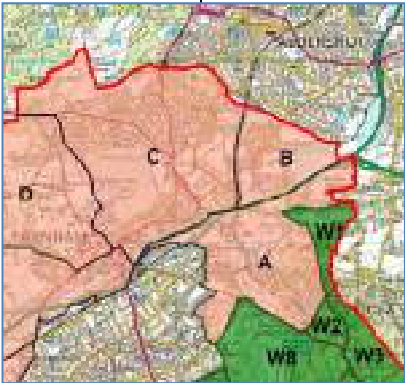



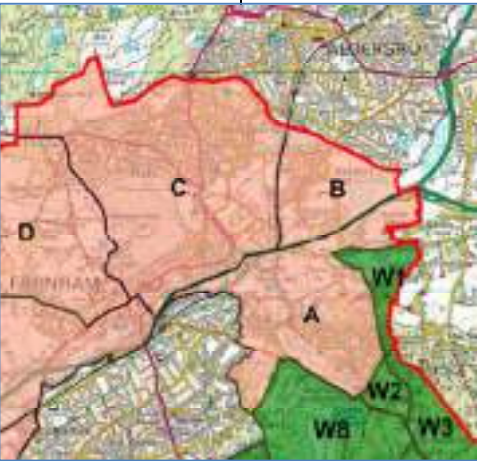
Segment	E9: land to the east of the B 2128 bounded by the Borough boundary to the north, Barhatch Road to the east and Smithwood Common Road to the south west.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – contains Cranleigh to the south	
Historic Setting	Limited Contribution	
Overall Evaluation	This large complex segment of open countryside with a diversity of land uses, dominated by pasture and woodland and long distance views. Strategically, the land is related to parcels E34 and E42 of the Guildford GB Review.	
Overall Contribution to GB Purposes	Limited Contribution	







Segment	E10: land between Rowly and Smithwood Common Road to the east.	
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – contains Rowly to the west and Cranleigh to the south	
Historic Setting	Limited Contribution	
Overall Evaluation	Of mixed arable, pasture and woodland, this segment has an open countryside character but has been intruded by urban development at various points.	
Overall Contribution to GB Purposes	Contribution	







Segment	E13: land to the north west of Ewhurst, bounded by Shere Road to the east, Barhatch Road to the west and the Borough boundary to the north.	 
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Limited Contribution	
Historic Setting	Limited Contribution	
Overall Evaluation	A segment of strong open countryside character, dominated by wood and pasture, with only glimpsed views of limited distance. Strategically, the land is related to parcel E36 of the Guildford GB Review.	
Overall Contribution to GB Purposes	Limited Contribution	


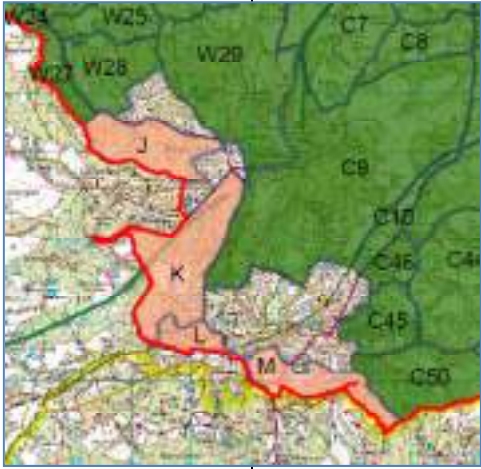

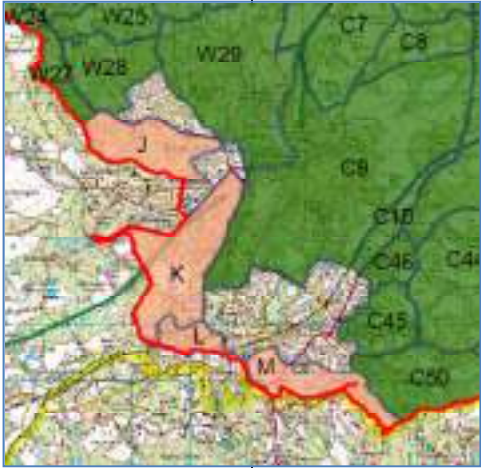

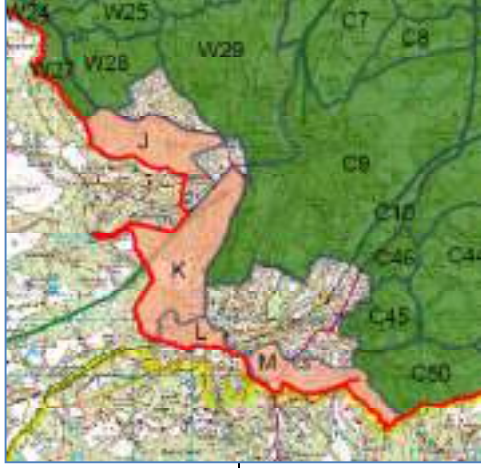
Segment	E14: land to the north of Ewhurst bounded by Shere Road to the west, the B2127 Ockley Road to the south and the Borough boundary to the east and north.	 
Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Limited Contribution	
Historic Setting	Limited Contribution	
Overall Evaluation	A segment of strong open countryside character, dominated by wood and pasture, with only glimpsed views of limited distance. Strategically, the land is related to parcel E36 of the Guildford GB Review.	
Overall Contribution to GB Purposes	Limited Contribution	


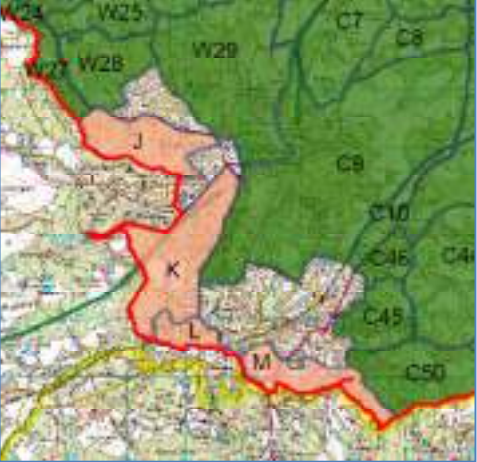

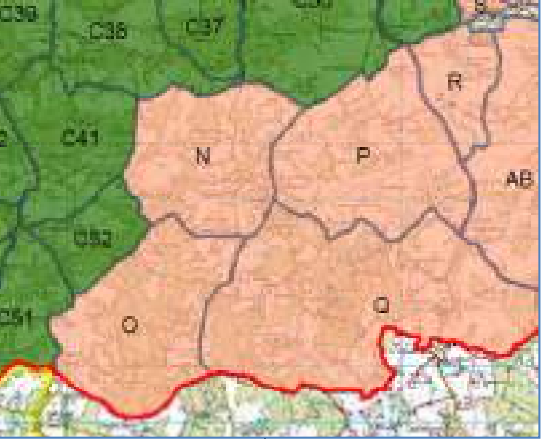

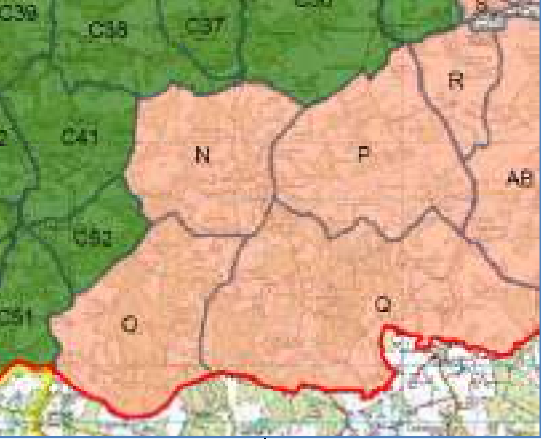



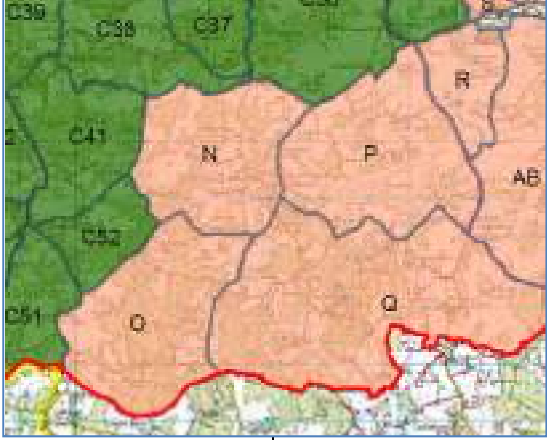

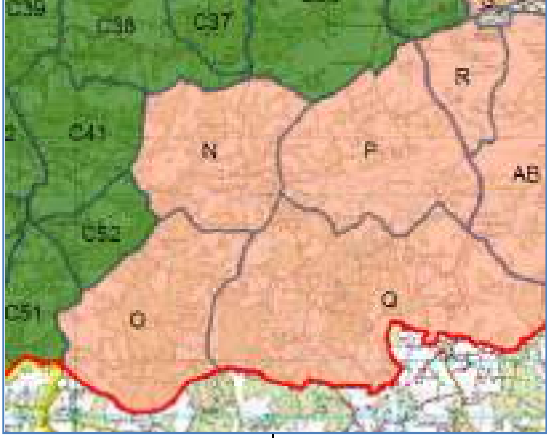

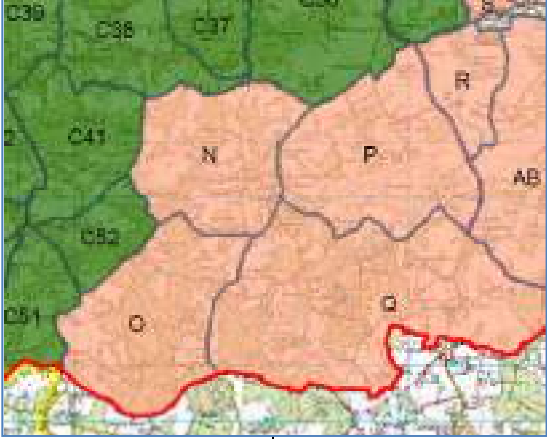
Countryside Beyond the Green Belt	Character	Extension of Green Belt?
<p>A: land east of Farnham between B3001 to the south and A31 Guildford Road to the north.</p> 	<p>Heavily intruded by development along Compton Way and off Cooksbury Road.</p> 	<p>Potential to reinforce function of W1 and support strategic gap between Farnham and Aldershot</p>
<p>B: land to the north of A31 Guildford Road and the Aldershot – Farnham railway line.</p> 	<p>Centred on Badshot Lea, fragmented but critical gap between Farnham and Aldershot</p> 	<p>Potential to complement extension to A</p>
<p>C: land to the north of Farnham between the Aldershot – Farnham railway line and the A287 Folly Hill.</p> 	<p>Dominated by Hale but open land associated with Farnham Park.</p> 	<p>Limited – local function only</p>


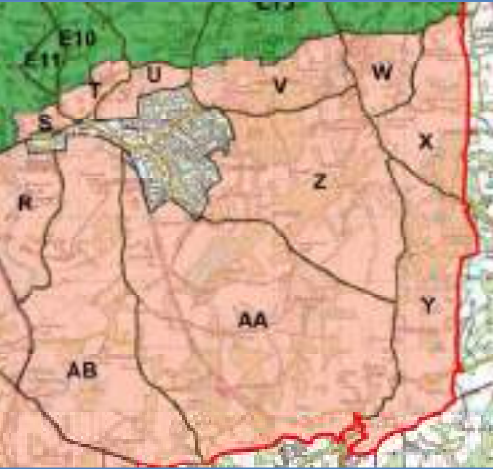

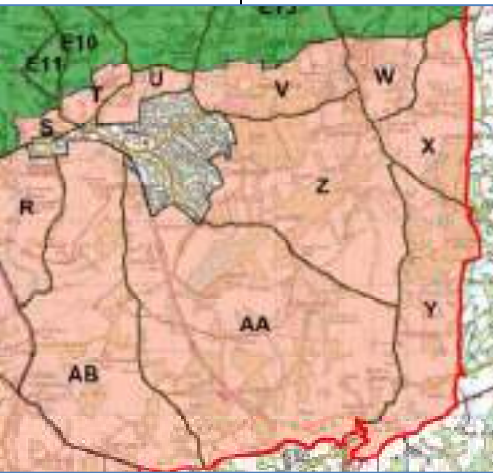

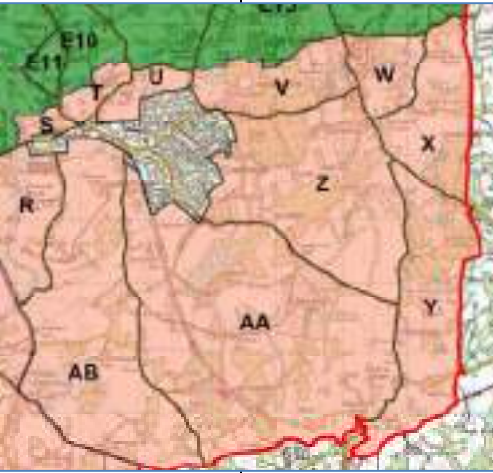
Countryside Beyond the Green Belt	Character	Extension of Green Belt?
<p>D: land to the north west of Farnham between the A287 Folly Hill and Crondall Lane.</p> 	<p>Open countryside</p> 	<p>No</p>
<p>E: land to the west of Farnham between Crondall Lane and A31 Alton Road.</p> 	<p>Urban edge/open countryside</p> 	<p>No</p>
<p>F: land to the west of Farnham between A31 Alton Road and the A325 Wrecclesham Road</p> 	<p>Urban edge/open countryside</p> 	<p>No</p>


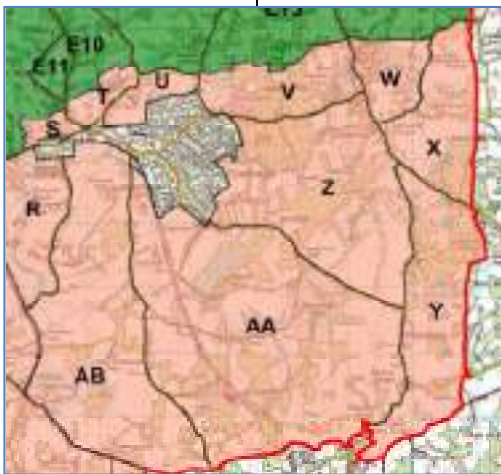
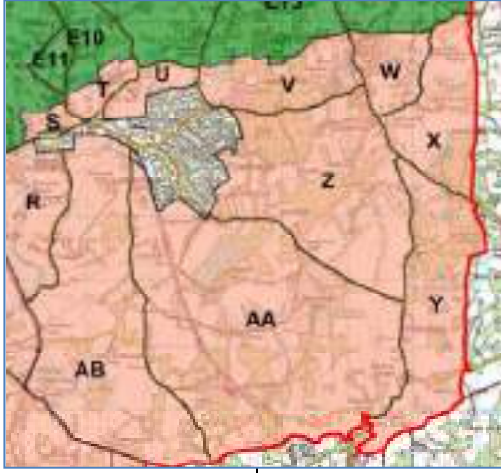
Countryside Beyond the Green Belt	Character	Extension of Green Belt?
<p>G: land to the south of Farnham at Rowledge between the Long Road and West End Lane.</p> 	<p>Urban edge/open countryside</p> 	<p>Potential – to limit encroachment, complementing W13/W14</p>
<p>H: land to the west of the A287 between West End Lane, Mill Lane and Dockenfield Street.</p> 	<p>Open countryside</p> 	<p>No</p>
<p>I: land to the west of the A287 between Dockenfield Street and Old Lane.</p> 	<p>Open countryside</p> 	<p>No</p>


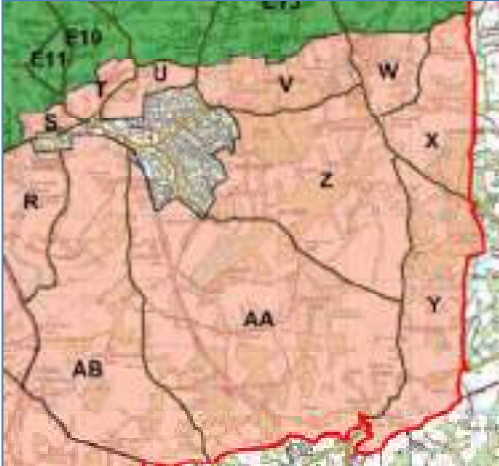

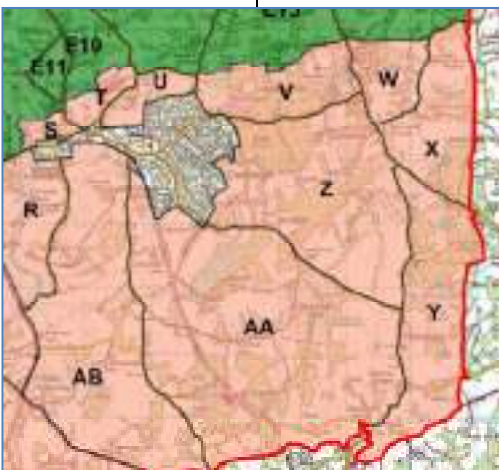

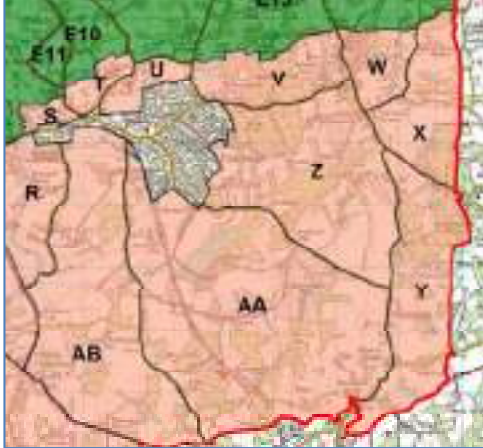
Countryside Beyond the Green Belt	Character	Extension of Green Belt?
<p>J: land to the south of the A287 between Hindhead and Beacon Hill.</p> 	<p>Heavily wooded</p> 	<p>Potential – to limit sprawl/encroachment, complementing W27/W28.</p>
<p>K: land to the south of Hindhead at Nutcombe between the A3 and the A287.</p> 	<p>Heavily intruded</p> 	<p>Limited - isolated</p>
<p>L: land to the south of Haslemere at Shottermill/Woolmer Hill</p> 	<p>Heavily intruded</p> 	<p>Limited - urbanised</p>


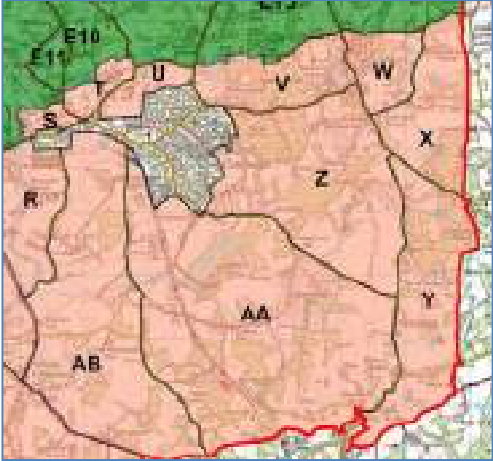
Countryside Beyond the Green Belt	Character	Extension of Green Belt?
<p>M: land to the south of Haslemere to the east of the A286 at Red Court.</p> 	<p>Heavily wooded</p> 	<p>Potential – to limit sprawl/encroachment, complementing C48</p>
<p>N: land to the west of Dunsfold bounded by Chiddingfold Road to the south.</p> 	<p>Open countryside</p> 	<p>No</p>
<p>O: land to the south west of Dunsfold to the west of Plaistow Road.</p> 	<p>Open countryside</p> 	<p>No</p>

Countryside Beyond the Green Belt	Character	Extension of Green Belt?
<p>P: land to the east of Dunsfold, centred on Dunsfold Aerodrome.</p> 	<p>Open countryside</p> 	<p>No</p>
<p>Q: land to the south east of Dunsfold bounded by the A281 Horsham Road to the east.</p> 	<p>Open countryside</p> 	<p>No</p>
<p>R: land to the west of Cranleigh between A281 Horsham Road and Alford Road.</p> 	<p>Open countryside</p> 	<p>No – no evidence of westward encroachment</p>

Countryside Beyond the Green Belt	Character	Extension of Green Belt?
<p>S: land to the north west of Cranleigh at Little Mead, north of B2130 Elmbridge Road.</p> 	<p>Semi-urbanised</p> 	<p>Potential – to contain northern Cranleigh</p>
<p>T: land to the north west of Cranleigh between B2128 and Mannings Hill.</p> 	<p>Semi-urbanised</p> 	<p>Potential – to contain northern Cranleigh</p>
<p>U: land to the north of Cranleigh bounded by Horseshoe Lane and Amlets Lane to the north.</p> 	<p>Semi-urbanised</p> 	<p>Potential – to contain northern Cranleigh</p>

Countryside Beyond the Green Belt	Character	Extension of Green Belt?
<p>V: land to the north east of Cranleigh bounded by the B2127 Bookhurst Road to the south.</p> 	<p>Open countryside</p> 	<p>No – clear gap between Cranleigh and Ewhurst</p>
<p>W: land to the east of Ewhurst bounded by Plough Lane to the east.</p> 	<p>Open countryside</p> 	<p>No</p>
<p>X: land to the south east of Ewhurst bounded by Horsham Lane to the south.</p> 	<p>Open countryside</p> 	<p>No</p>

Countryside Beyond the Green Belt	Character	Extension of Green Belt?
<p>Y: land to the east of Pollingfold.</p> 	<p>Open countryside</p> 	<p>No</p>
<p>Z: land to the east of Cranleigh bounded by the B2128 Horsham Road to the south.</p> 	<p>Open countryside</p> 	<p>No</p>
<p>AA: land to the south of Cranleigh between B2128 Horsham Road and Knowle Lane to the west.</p> 	<p>Open countryside</p> 	<p>No</p>

Countryside Beyond the Green Belt	Character	Extension of Green Belt?
<p>AB: land to the south west of Cranleigh between Knowle Lane and A281 Horsham Road.</p> 	<p>Open countryside</p> 	<p>No</p>