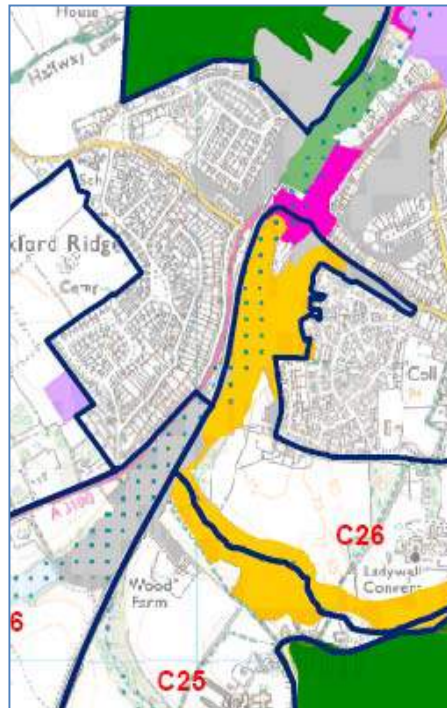


Waverley Borough Council

Green Belt Review

Part 2: Assessment of Areas of Search

FINAL REPORT



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Waverley Borough Council

Green Belt Review – Part 2: Assessment of Areas of Search

FINAL REPORT

AMEC Environment & Infrastructure
UK Limited

August 2014



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Executive Summary

This Report is the Part 2 assessment of Green Belt character and purposes and considers in more detail specific areas of search identified in the Part 1 study. The analysis considers the Green Belt character and role, constraints and sustainability considerations for three categories of land: that which could be removed from the Green Belt, villages which could be in-set (thereby amending their current development envelope) and areas which could be added to the Green Belt and thereby help to strengthen its strategic role. The following table summarises the analysis.

Summary of Green Belt character and role, constraints and sustainability issues, and recommendations

Area of search	Green Belt character and role	Key constraints and sustainability issues	Recommendation and justification
Land considered for removal from the Green Belt			
Land at Aaron's Hill (segment C18) (Land between Aaron's Hill and Halfway Lane)	Open countryside, forming the western fringes of Godalming. Hard urban edge. Green Belt protects the countryside from encroachment.	Local landscape designations Proximity to Godalming	Potential to remove land from the Green Belt in co-ordination with Guildford Borough. Contained development site with appropriate boundary treatment.
Land around Charterhouse School (segment C19)	Predominantly playing fields and a golf course.	Recreational uses	Given the domination of sports and educational uses, it is recommended that Green Belt designation should remain, as further built development would compromise the sense of openness.
Land at Binscombe (segment C20) (Parcel to the south east of Binscombe (road))	Predominantly in agricultural use, this segment helps to define the western edge of Godalming, but does not contain it. Green Belt protects the countryside from encroachment.	Local landscape designations Conservation Area at Binscombe Proximity to Godalming	Potential to remove land from the Green Belt (small parcel of land to the south east of Binscombe (road)). This would effectively round-off the settlement and not affect the openness of the countryside.
Land at Farncombe (segment C21) (Parcels to the north of Green Lane)	Of mixed land use, forming part of the northern edge of Farncombe. Effectively part of Guildford Green Belt. Green Belt maintains separation and protects the countryside from encroachment.	Local landscape designations Proximity to Godalming Flood risk	Potential to remove land from the Green Belt, if co-ordinated with Guildford Borough Contained development sites with appropriate boundary treatment.
Land at Busbridge (segments C26 & C27)	Forms the southern fringe of Godalming, but visually contained by woodland at Busbridge Lakes. Green Belt protects the countryside from encroachment.	Local landscape designations Historic Parkland Proximity to Godalming	Notwithstanding the visual containment of the segments, release is not recommended given the relative sensitivity of the area and the difficulties in defining long term boundaries for smaller development parcels within these segments.

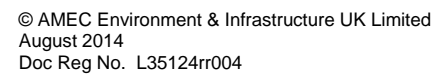
Area of search	Green Belt character and role	Key constraints and sustainability issues	Recommendation and justification
The eastern fringes of Haslemere (segments C46, C46, C50)	Contains Haslemere. Complex topography and structure, with graduation into open countryside. Green Belt limits sprawl and protects the countryside from encroachment.	AONB Proximity to Haslemere	No opportunities to remove land from the Green Belt identified without significant intrusion into open countryside.
Villages considered for inseting within the Green Belt			
Land around Milford and Witley (segments C1 – C4, C6, C13 – C17)	Semi-urbanised locality with clearer Green Belt purposes for land to east, west, north and south. Green Belt maintains separation and limits sprawl.	AONB to north, west and south Nature conservation designations to west Conservation Areas Flood risk to east Proximity to Godalming	Potential to in-set villages with an amended development boundary. Potential for release of land at various locations around the villages and setting of long-term village development boundary.
Land around Bramley, Womersley and Shamley Green (segments E1 – E8, C33, C34)	Varying land use, topography and visual enclosure, with Green Belt role stronger to north in maintaining gap between Bramley and Shalford. Dangers of local coalescence between Bramley, Womersley and Shamley Green. Green Belt maintains separation, limits sprawl and protects countryside from encroachment.	AONB to west and east Flood risk Local services plus access to Guildford	No clear case to in-set villages, but amend village development boundary to accommodate selected infill. No clear opportunities for development land unless more ambitious change is sought.
Land around Chiddingfold (segments C41, C42, C47, C48, C51, C52)	Open countryside with varying land use, topography and visual enclosure. Green Belt protects the countryside from encroachment.	AONB Conservation Area Limited service provision	Potential to in-set village with an amended development boundary. Potential for release of land at various locations around the major developed part of the village and setting of long-term village development boundary.
Land around Elstead (segments W5, W11, W18, W19)	Green Belt protects the countryside from encroachment.	AONB Flood Risk to north and west Nature conservation to south and west Limited service provision	Potential to in-set village with an amended development boundary. Potential for release of land to the north east of the village and setting of long-term village development boundary.
Land around Churt (segments W23 – W25, W27, W28)	Open countryside of varying topography and land use. Strong woodland cover. Green Belt protects the countryside from encroachment.	AONB Limited service provision	No clear case to in-set village, but amend village development boundary to accommodate selected infill. Topography and landscape structure create few opportunities for significant release.
Areas considered for adding to the Green Belt			
Land to the north of Cranleigh (segments S, T, U)	Open countryside of varying land uses. Weak structure. Green Belt could protect the		Potential to designate land containing Cranleigh School and to the west of the B2128

Area of search	Green Belt character and role	Key constraints and sustainability issues	Recommendation and justification
	countryside from encroachment.		This would prevent potential urbanisation of the land between Rowly and Cranleigh.
Land to the south west of Farnham around Rowledge (segments G, H, I)	Open countryside with strong woodland/hedgerow structure. Green Belt could protect the countryside from encroachment.		Potential to designate land south of The Long Road. This would leave room for the longer term growth of Farnham whilst protecting open countryside to the south.
Land to the north east of Farnham around Compton (segment A)	Variable land use, from open countryside to quarry workings. Green Belt could help limit sprawl.		Potential to designate land to the west of Compton, from Moor Park Way and an un-named track westward towards Runfold to abut the Guildford Green Belt, using the A31 as northerly boundary. This reflects pressure for development around Moor Park and the complementary role the land could play in reinforcing the Green Belt to the south of the A31. Land on the fringes of Compton could be developed without significant visual intrusion.
Land to the north east of Farnham around Badshot Lea (segment B)	Highly variable, typical urban fringe land uses with poor landscape structure and condition. Relatively limited openness. Green Belt could help maintain separation between Aldershot and Farnham and limit sprawl.		Given the character of the landscape, limited openness, and isolation from the Green Belt south of the A31, the case for designation is weak. Other protection policies might have to (continue to) be used.

Summary recommendations for approaches to village status within the Green Belt

Approach	Villages
Inset village and change boundary	Milford, Witley, Chiddingfold, Elstead
Inset village, no change to boundary	None
Remain washed over and change boundary (i.e. for selected infill)	Bramley, Wonerish, Churt
Remain washed over and no change to boundary	Shamley Green, Rowly, Frensham, Grayswood, Thursley, Tilford

Figure ES1 maps the recommended changes to the boundaries of the Green Belt across Waverley.



In light of the recommendations set out in this report, Waverley Borough Council will use this evidence as part of the plan preparation process to review the case for the revision of Green Belt boundaries and in-setting of villages weighed against other aspects of the evidence base, including:

- Housing need for the plan period and beyond;
- The identification of sites submitted through the SHLAA process;
- Sustainability Appraisal findings;
- Environmental and landscape constraints; and
- The wider development strategy of the Borough in respect of the settlement hierarchy and an appropriate distribution of growth.

Identification of an area as holding potential for release from the Green Belt does not imply that all the identified area should or could be developed. For example, Green Infrastructure could form significant parts of some areas, complementing and enhancing existing landscape and environmental features. In addition, as with any other potential development site, detailed work on site capacity, character and viability would be required.

Any review of Green Belt boundaries (their prime characteristic being their ability to endure), demands the application of stringent tests of exceptional circumstances, both in terms of removal of land from, or its addition to, the Green Belt. These tests would need to be applied as part of plan preparation.

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1. Introduction

1.1 Study Remit and Scope of the Report

This Part 2 Green Belt Review report has been commissioned by Waverley Borough Council as part of the evidence base for the preparation of the Waverley Local Plan. The study takes forward the results of the Part 1 report, which considered strategic Green Belt function across the Borough, with the objective of assessing land which has been identified as holding potential to be removed from the Green Belt without undue harm occurring to its strategic function. The purpose of the Report is to provide evidence of where development might be accommodated without harming the openness of the Green Belt, and will need to be considered alongside other aspects of the evidence base.

1.2 Methodology

1.2.1 Selection of Areas for Detailed Survey

The Part 1 Green Belt review recommended the following areas for detailed assessment of their Green Belt role:

- The north and north western fringes of Godalming at Farncombe/Binscombe (segments C18, C19, C20 and C21)
- Land to the south of Godalming at Busbridge (segments C26 and C27)
- The eastern fringes of Haslemere (segments C45, C46 and C50)
- Land around the villages of Milford and Witley (segments C1 to C4, C6, C13 to C17); Bramley, Wonersh and Shamley Green (segments E1 to E8, C33 and C34), Chiddingfold (segments C41, C42, C43, C47, C48, C51, C52), Elstead (segments W5, W11, W18 and W19) and Churt (segments W23, W24, W25, W27 and W28)

Potential areas for considering additions to the Green Belt were identified as:

- 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 at Badshot Lea (segment B)

The rationale for the selection of these sites and areas is set out fully in the Part 1 Report, but in summary is based on:

- The overall contribution of the land to strategic Green Belt purposes.
- The effect of potential expansion in terms of compromising strategic Green Belt purposes.

- The physical and functional relationship with other settlements in the vicinity.
- Opportunities reinforce the strategic function of the Green Belt through the addition of land which is currently classed as countryside beyond the Green Belt.

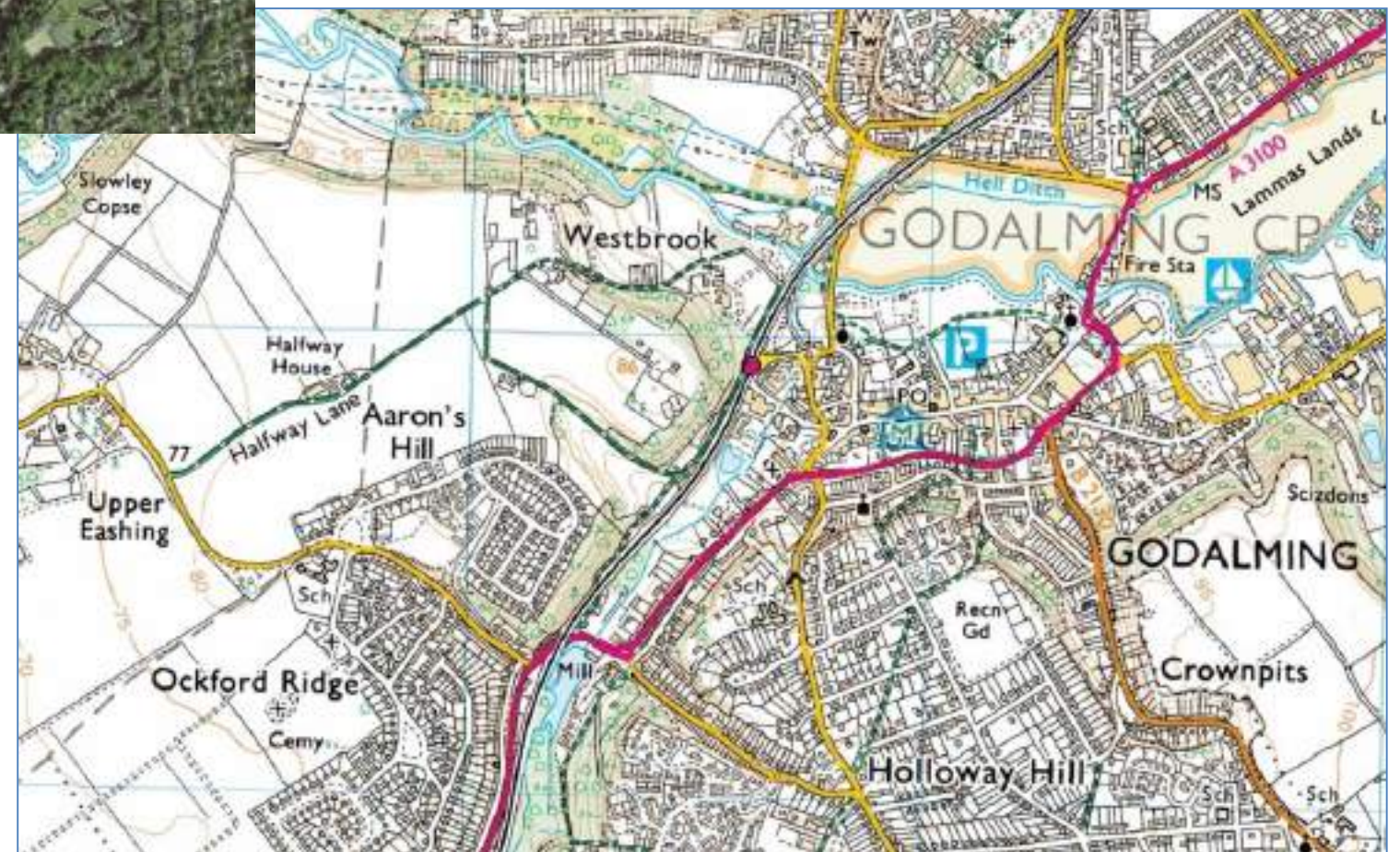
1.2.2 Approach to Area Assessment

The following stages have been used to assess the potential for removal of land from the Green Belt

- Identification of site and areas which could be released - using mapping (at 1:25,000 scale) and aerial photography, exploration of where development could, in principle, be located. In some cases this coincided with areas submitted as potential development sites under the SHLAA process. Where whole villages were surveyed for potential in-setting, the village and environs was quartered into west, north, east and south to enable consideration of development potential.
- Assessment of area character focusing on the openness and topography of the area with initial observations on landscape capacity and sensitivity. This assessment does not form a detailed appraisal of landscape capacity and sensitivity, which would be part of a full landscape character assessment. Site surveys were undertaken jointly by a Chartered Landscape Architect and Chartered Town Planner to determine the potential for removing land from the Green Belt in respect of the sites and areas identified for further survey, using the assessment criteria set out in Appendix A, specifically:
 - Would development in this area affect the openness of the Green Belt?
 - Would development in this area impact negatively on the visual amenity of the Green Belt?
- Assessment of potential defensible Green Belt boundaries where (following the NPPF para 85) potential development sites/areas have been identified, specifically:
 - Is this area of Green Belt associated with clearly defined boundary features which are readily recognisable and likely to be permanent?
 - Are there any issues which may weaken the ability of the Green Belt to endure beyond the plan period?
- Identification of constraints – such as flood risk and nature conservation designations which need to be taken into consideration. It is recognised that AONB designation covers some of the areas identified, but this is not an absolute constraint on development, but an important factor that would be need to be taken into account at a later detailed site evaluation stage.
- Identification of initial sustainability considerations such access to services, which need to be explored in more detail through a Sustainability Appraisal.

Note that this stage of the process does not consider detailed landscape capacity and sensitivity issues relating to the ability of specific parcels or sites to absorb development. However, some initial observations are made in respect of the key Green Belt characteristic of openness to help put the areas of search into context.

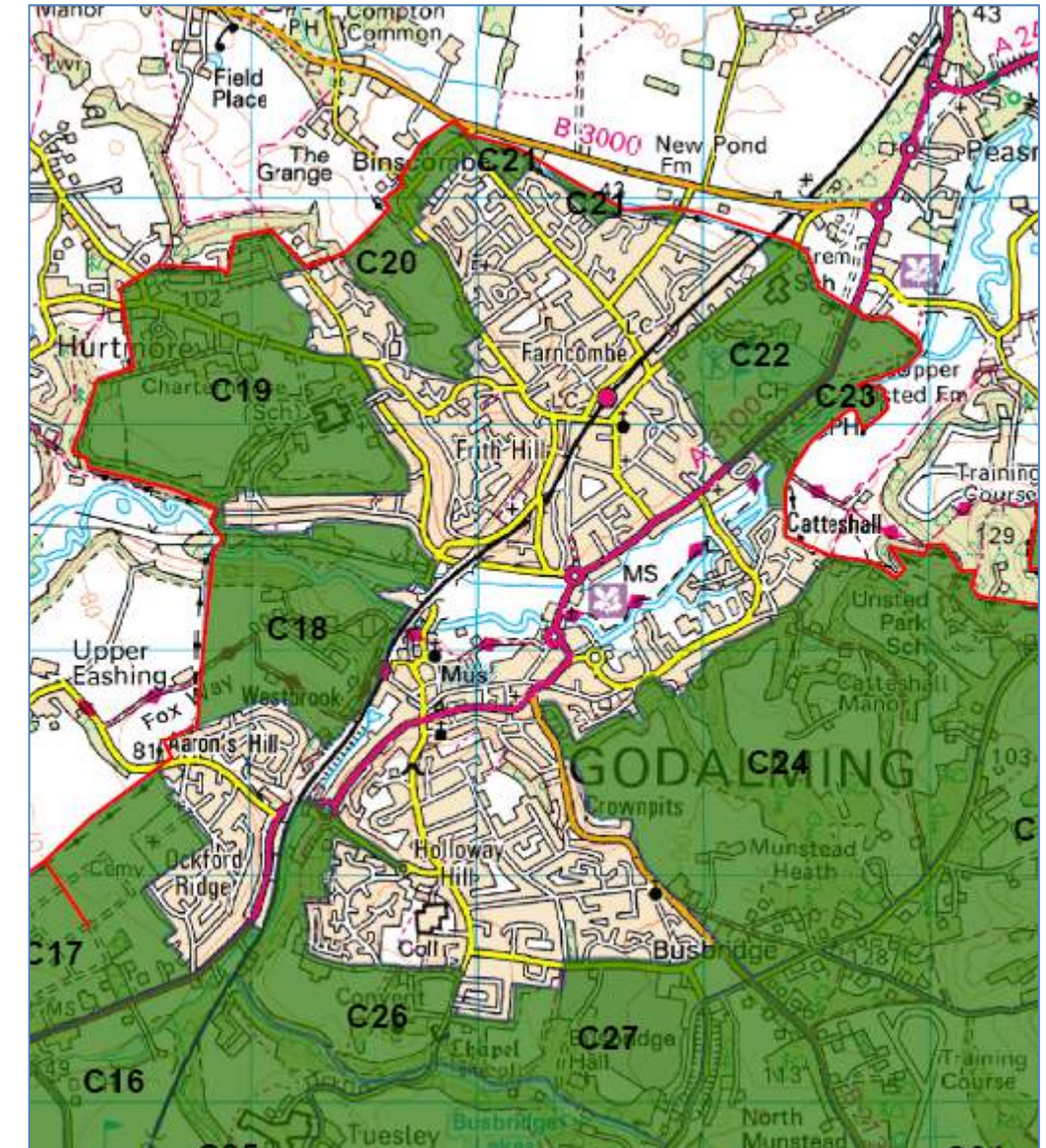
2. Evaluation of land with potential to be removed from the Green Belt



2.1.2 Assessment against Green Belt purposes

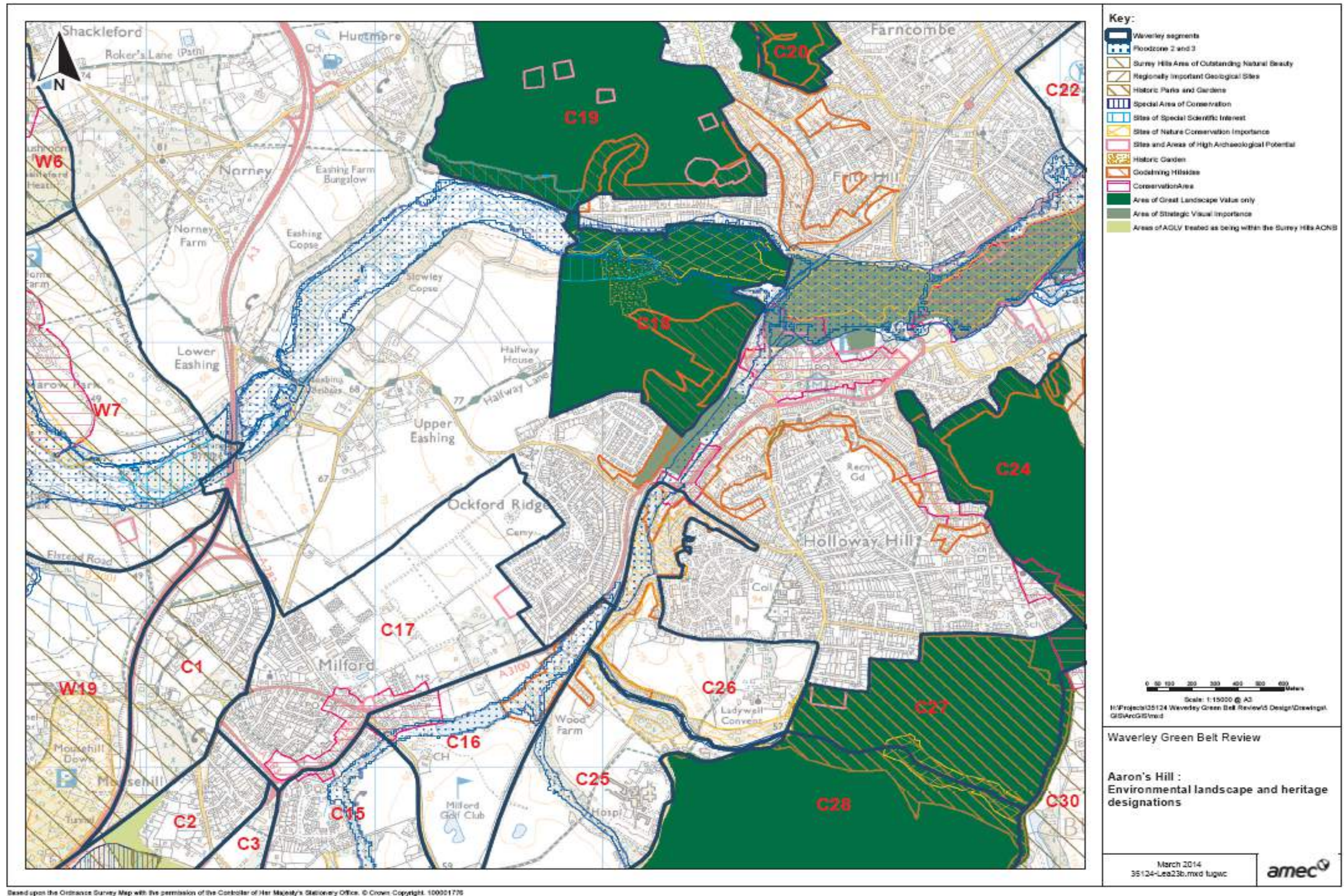
C18: land between the western urban edge of Godalming and the Borough boundary, bounded by the Godalming – Haslemere railway line to the east, Eashing Lane to the south and Peperharow Road to the north.

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



Green Belt Character and Purposes	Assessment Criteria	Observations on Segment C18
Openness	Open character	Open, arable landscape with extensive views to the north west across a largely featureless landscape consisting of some hedgerows and woodland blocks, particularly around Upper Eashing and associated with the Rive Wey.
Permanence	Recognizable physical features	Halfway Lane/Westbrook Road forms the most significant boundary feature which could be used as a clear urban edge.
Role in checking unrestricted sprawl	Role in preventing ribbon development and non-compact development	Development at Ockford Ridge and Aaron's Hill has intruded into open countryside, with a poorly defined urban edge.
Role in preventing merger	Role in preventing urban areas from merging or narrowing the gap between them Width of the gap between towns	No significant role.
Role in safeguarding the countryside from encroachment	Existence of clear, strong and robust boundaries to contain development and prevent encroachment in the long term Presence of significant urbanising influences Encroachment by built development	Performs a role in preventing encroachment into open countryside, but relies on a relatively ill-defined urban edge to do so. Halfway Lane/Westbrook Road, supplemented by structural planting, offers a clear defensible boundary between an urban edge and open countryside to the north west.
Role in preserving setting	Views and links to historic centres and contribution of the land to the special character of the town	No significant role.
Opportunities to plan positively for beneficial use	Potential contribution of development to enhancement of the Green Belt	Significant potential for structural planting to define the urban edge and create open space and access opportunities into the wider countryside.

2.1.3 Environmental, landscape and cultural heritage constraints



2.1.4 Landscape and visual assessment (boundary definition & containment, visibility & perception, contribution to landscape character)

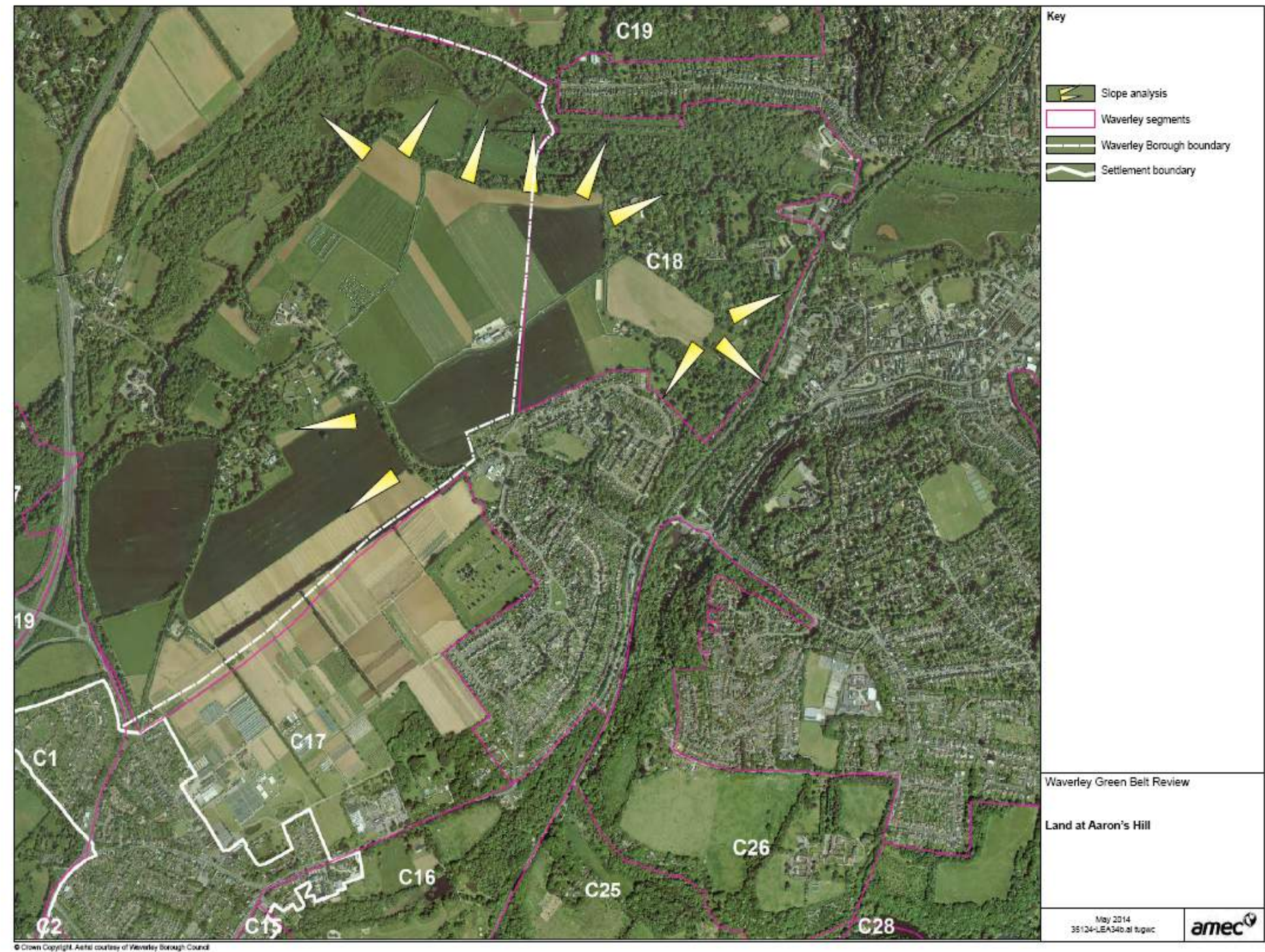
Open, arable landscape with extensive views to the north west across a largely featureless landscape consisting of some, insubstantial hedgerows and woodland blocks, particularly around Upper Eashing and associated with the River Wey. Halfway Lane/Westbrook Road forms the most significant boundary feature which could be used as a clear urban edge, and with appropriate landscape treatment would be softer than the current hard and intrusive urban edge. Notwithstanding the relative visual exposure of the land, it is of relatively low visual sensitivity with capacity for landscape enhancement.

2.1.5 Sustainability considerations

Environmental	Social	Economic
<ul style="list-style-type: none"> Local landscape designations 	<ul style="list-style-type: none"> Proximity to service provision at Godalming See Appendix B for service catchments 	<ul style="list-style-type: none"> Access to jobs and training in Godalming and further afield

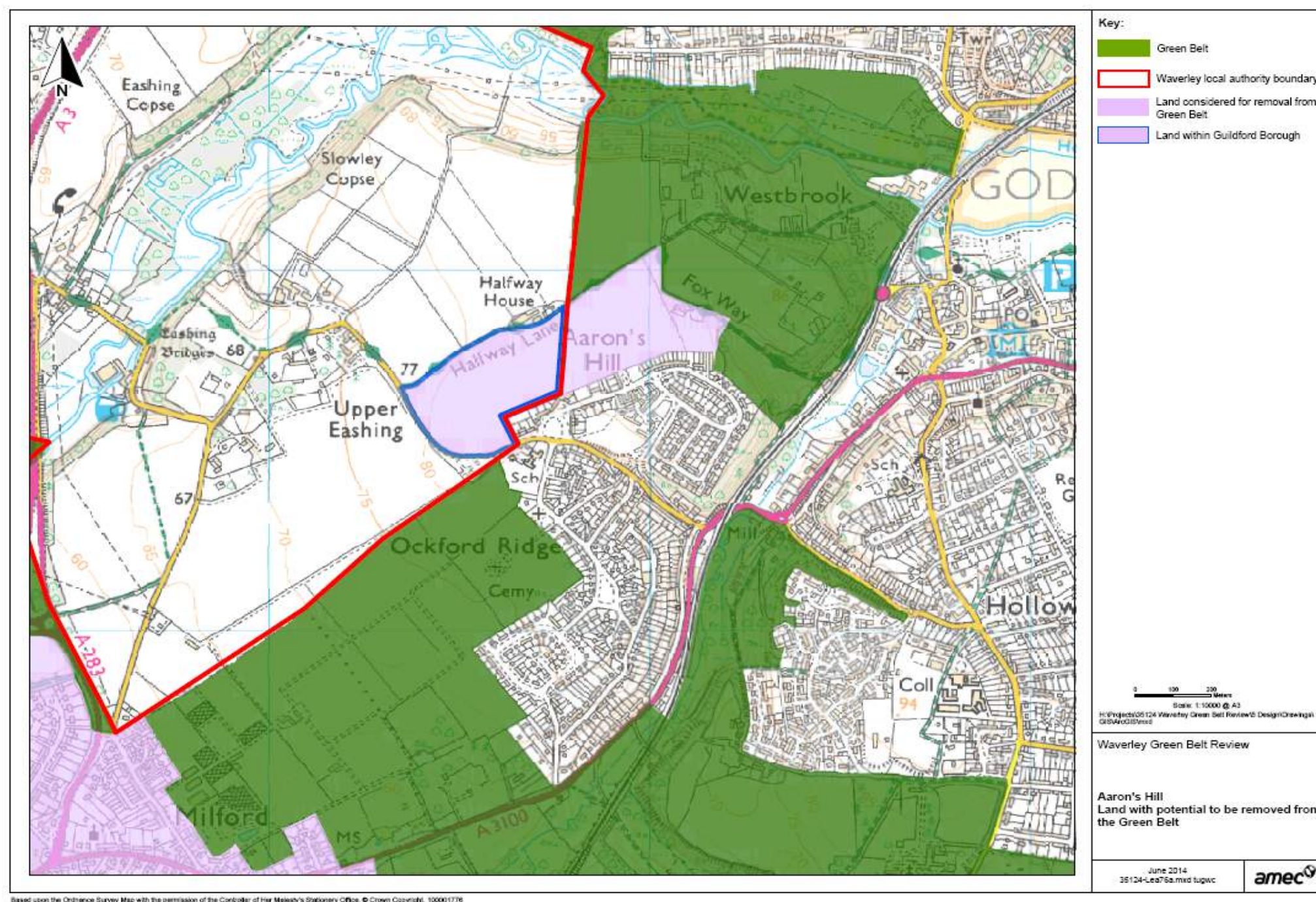
Key features

- Development would form an extension to Aaron's Hill which currently has ready access to local services.
- There is an opportunity for significant environmental enhancement and increasing recreational access opportunities.



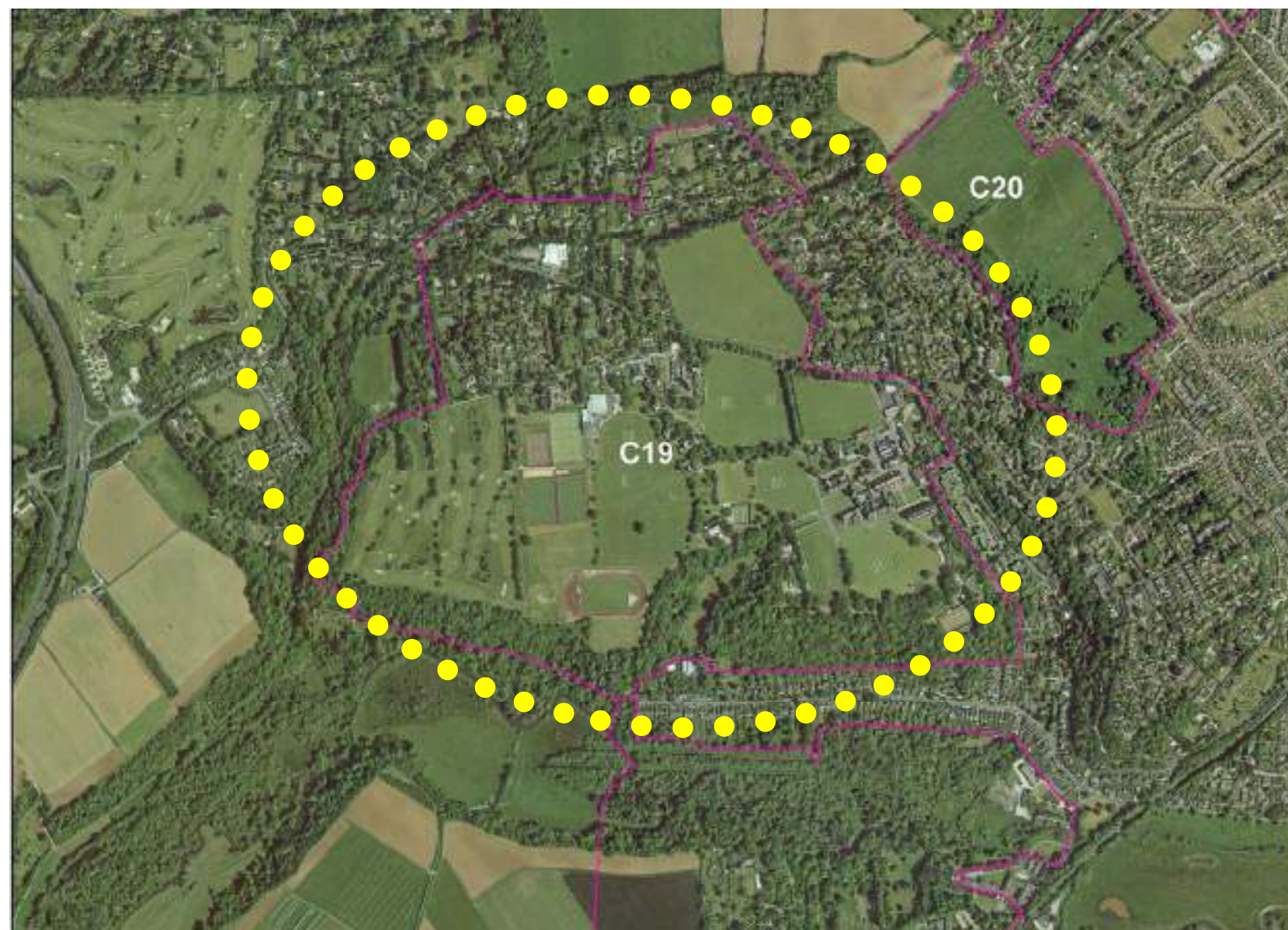
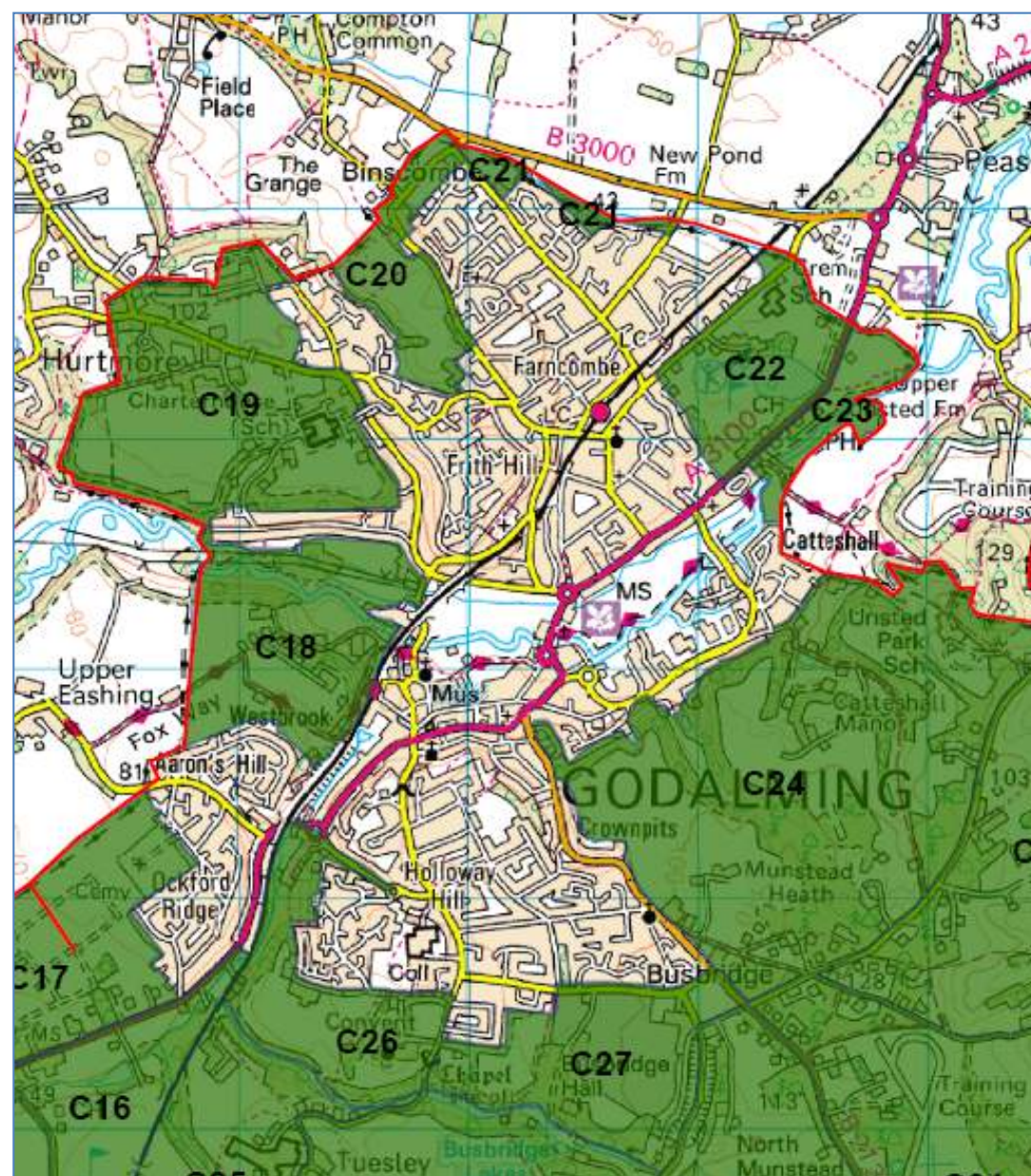
2.1.6 Conclusions and recommendations on Segment C18

There is the opportunity to re-define the urban edge using Halfway Lane/ Westbrook Road and structural planting, rounding-off current development without significant intrusion into open countryside. Liaison with Guildford would be required on land within Guildford Borough between Eashing Lane and Halfway Lane.



2.2 Land Around Charterhouse School (segment C19)

On-the-ground inspection confirmed the segment to be dominated by formal sports and recreation uses (predominantly sports pitches) associated with Charterhouse School. The mix of land uses across the segment, (notwithstanding some areas of suburban housing off Hurtmore Road), contributes to its openness. Given the domination of sports and educational uses, it is recommended that Green Belt designation should remain, as further built development would compromise the sense of openness. As such significant land release would be inappropriate. Charterhouse golf course represents the only potential area for consideration, but although this is visually well enclosed to the south and west, removal of the land would create an 'island' surrounded by Green Belt.



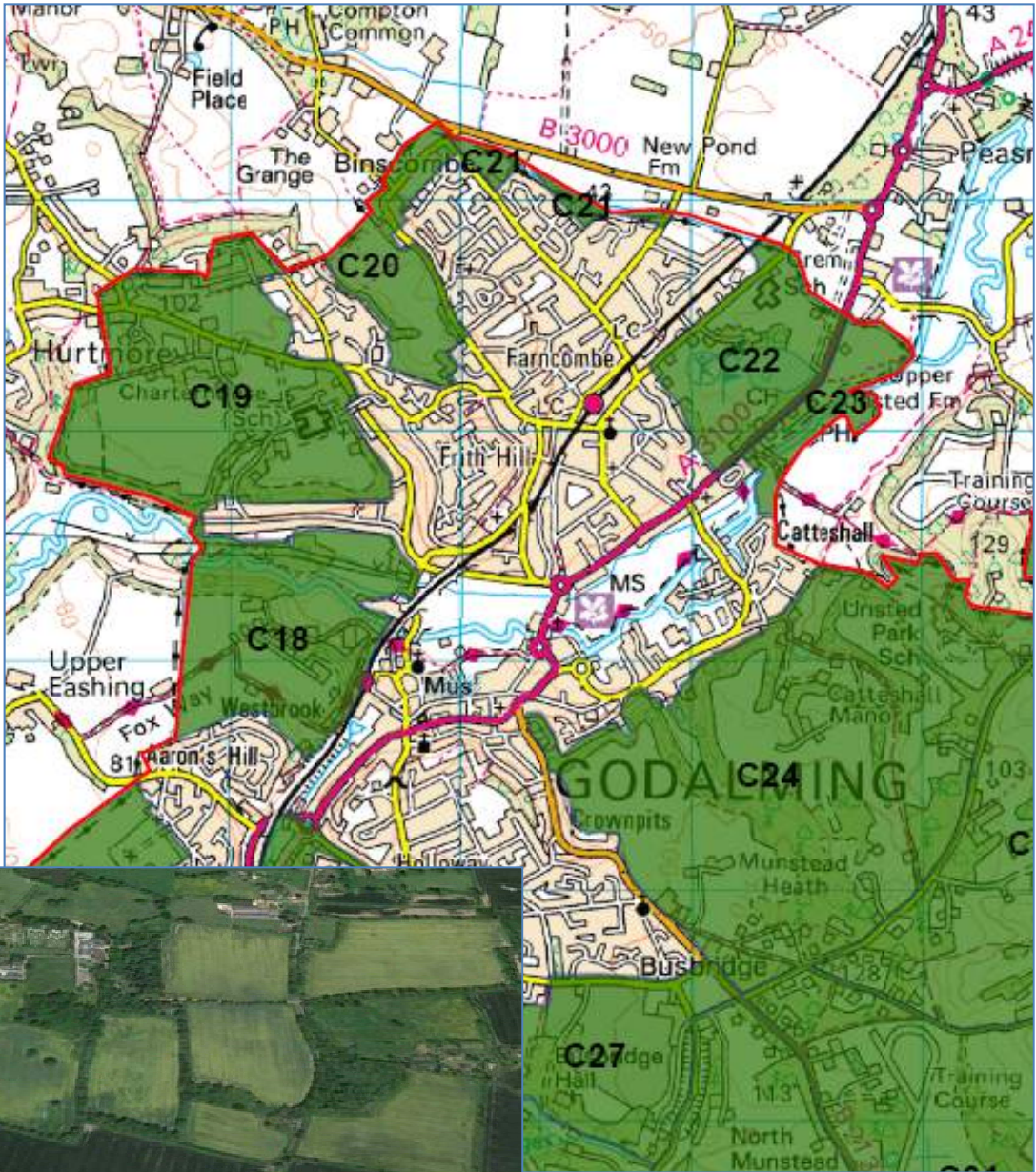
2.3 Land at Binscombe and Farncombe (segments C20 & C21)

2.3.1 Area of search



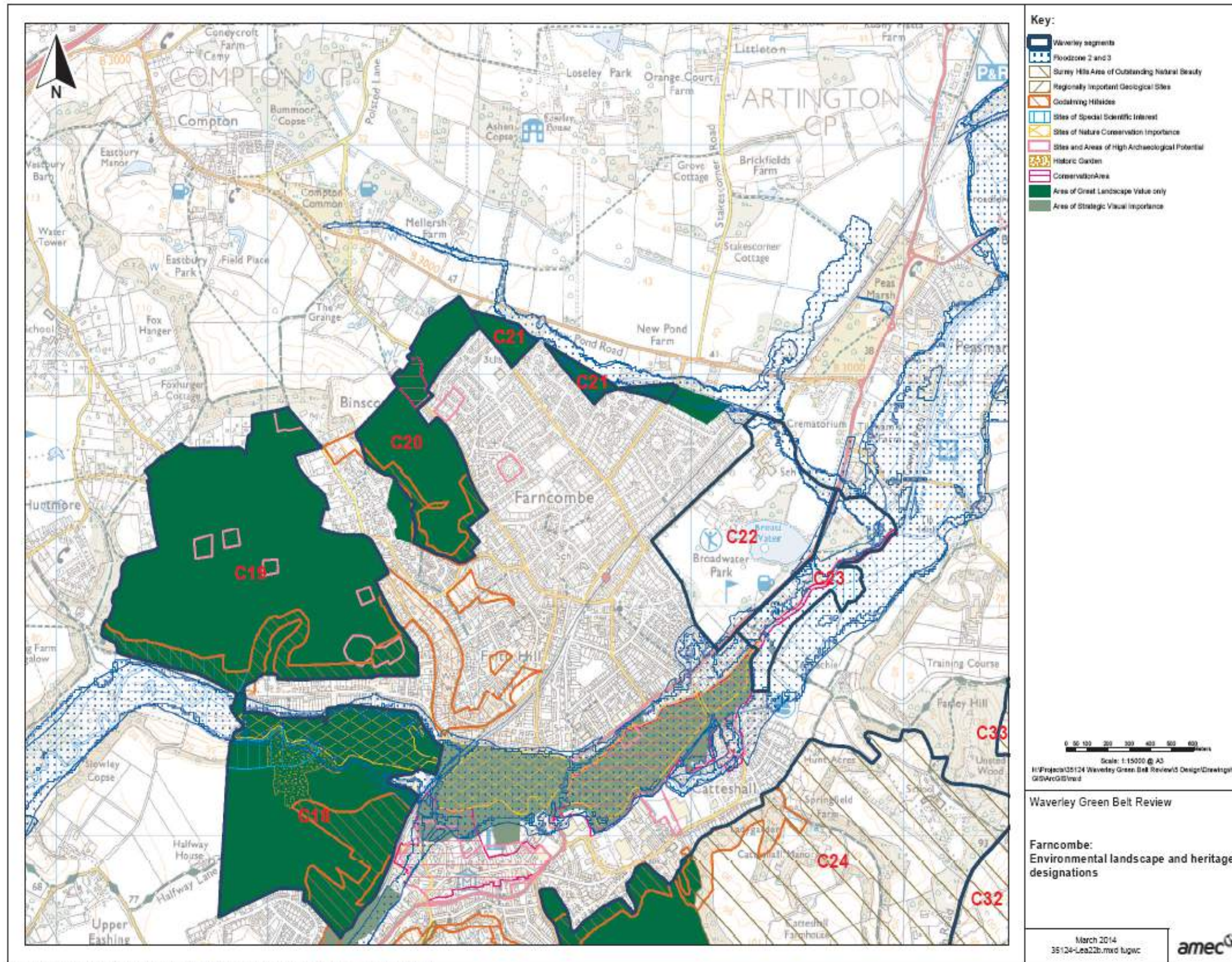
2.3.2 Assessment against Green Belt purposes

Segment C20: land between the north eastern edge of Godalming and the Borough boundary, bounded by Binscombe Lane to the east.		Segment C21: land between the urban northern urban edge of Godalming and the Borough boundary, comprising three parcels.
Checking Sprawl	Limited Contribution	Limited Contribution
Preventing Merger	Limited Contribution	Limited Contribution
Safeguarding from Encroachment	Contribution – part of open countryside to the west of Godalming	Contribution – part of open countryside to the west
Historic Setting	Contribution – part of western countryside setting of Godalming	Contribution – part of the northern setting to 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.	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	Contribution



Green Belt Character and Purposes	Assessment Criteria	Observations on Segment C20	Observations on Segment C21
Openness	Open character	<p>An open valley landscape bounded on three sides by development. However, the steep topography offers extensive long distance views toward open countryside to the north west, north and north east across Binscombe and Farncome.</p> <p>Equally, there is a visual connection (although limited by extensive hedgerows) to open countryside to the north east.</p> <p>Further round the segment on either side of Binscombe (road), there is a visual connection with the open countryside to the north west, but not to the south east.</p>	Consisting of three remnant parcels of land between the urban edge and the Borough boundary, comprising recreational land to the north of Green Lane and dense, unmanaged woodland off Long Gore and round grazing either side of Furze Lane. There is visual connection with the wider countryside to the north through glimpsed views across the B3000.
Permanence	Recognizable physical features	<p>There is a clear, significant tree belt on the steep ridge to the west which shields development off Hurtmore Road.</p> <p>A mature hedgerow runs along the south east side of Binscombe (road).</p>	Variously enclosed by unmanaged hedgerows which define the Borough boundary to the north.
Role in checking unrestricted sprawl	Role in preventing ribbon development and non-compact development	Limited given the enclosure of the segment by housing.	Limited role given potential for containment by the B3000.
Role in preventing merger	<p>Role in preventing urban areas from merging or narrowing the gap between them</p> <p>Width of the gap between towns</p>	Limited given the enclosure of the segment by housing.	Development would lead to a reduction in the gap between Godalming and Guildford which is around two miles.
Role in safeguarding the countryside from encroachment	<p>Existence of clear, strong and robust boundaries to contain development and prevent encroachment in the long term</p> <p>Presence of significant urbanising influences</p> <p>Encroachment by built development</p>	Performs a role given the scale, open aspect and topography of the land, notwithstanding the presence of development on three sides of the majority of the land.	The parcels contain the urban edge of Farncombe, although the parcels are in turn defined by hedgerows and the B3000 beyond these.
Role in preserving setting	Views and links to historic centres and contribution of the land to the special character of the town	Some role, through breaking up continuous urban development.	Limited role.
Opportunities to plan positively for beneficial use	Potential contribution of development to enhancement of the Green Belt	Significant opportunities for environmental enhancement through structural planting and extension of existing access.	Potential to strengthen landscape structure and create a definite northern edge to Farncombe.

2.3.3 Environmental, landscape and cultural heritage constraints



2.3.4 Landscape and visual assessment (boundary definition & containment, visibility & perception, contribution to landscape character)

Segment C20: The bulk of the area consists of an open valley landscape bounded on three sides by development. However, the steep topography offers extensive long distance views toward open countryside to the north and north east across Binscombe and Farncombe. There is a clear, significant tree belt on the steep ridge to the west which shields development off Hurtmore Road. There is a visual connection (although limited by extensive hedgerows) to open countryside to the north west.

Further round the segment on either side of Binscombe (road), there is a visual connection with the open countryside to the north west, but not to the south east. A mature hedgerow runs along the south east side of Binscombe (road). On open land to the north east of Binscombe (road) landscape condition appears to be good, with a well-maintained hedgerow structure defining a field pattern predominantly under pasture in the vicinity of The Grange. Overall the landscape is of a medium sensitivity reflecting its topography and rural character although there is limited capacity for change given the degree of openness.

Segment C21: Consisting of three remnant parcels of land between the urban edge and the Borough boundary, comprising recreational land to the north of Green Lane and dense, unmanaged woodland off Long Gore and round grazing either side of Furze Lane. There is visual connection with the wider countryside to the north through glimpsed views across the B3000. Various enclosed by unmanaged hedgerows which define the Borough boundary to the north. Landscape character and condition is generally poor, being 'left-over' land in grazing and woodland use, which has some capacity for change through rounding-off development. Landscape treatment where the lad meets the B300 (largely within Guildford Borough) could help to form a stronger urban edge.



2.3.5 Sustainability considerations

Environmental	Social	Economic
<ul style="list-style-type: none"> Local landscape designations Conservation Area at Binscombe Floodrisk (south of B3000) 	<ul style="list-style-type: none"> Proximity to service provision at Godalming See Appendix B for service catchments 	<ul style="list-style-type: none"> Access to jobs and training in Godalming and further afield

Key features:

- Access to jobs and services (capacity unknown)
- Opportunities to increase access to the wider countryside through green infrastructure provision
- Proximity of the area to the existing built-up area

2.3.6 Conclusions and recommendations on Segments C20 and C21

Segment C20: The land in this area performs a clear local amenity function, bringing the wider countryside into the town through a substantial wedge which separates Binscombe from development along, and off, Charterhouse Road. Whilst the land's strategic Green Belt function is not significant, there is no strong boundary separating this land from the wider countryside meaning that a sense of visual openness is maintained deep into the land toward Farncombe.

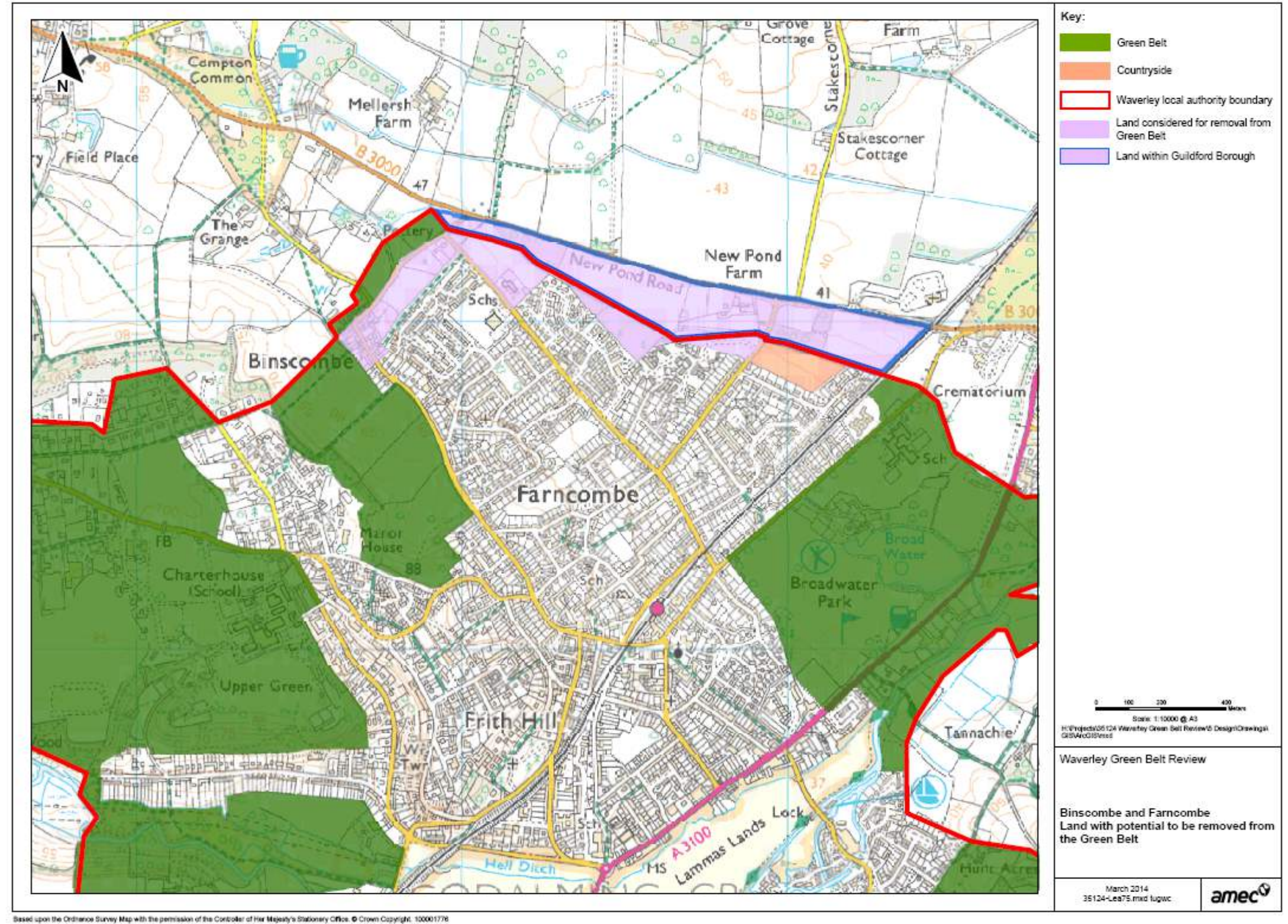
Whilst development would effectively be contained on three sides and 'round-off' the urban edge, the role of the land in setting a context for this locality, clear amenity function and topographical constraints limit development potential.

The land which wraps around the urban edge on either side of Binscombe, offers potential for limited release to the south east of Binscombe but not to the north west where there is a strong visual connection with the open countryside (primarily within Guildford Borough).

Segment C21: The 'remnant' segments are small and of varying character with land to the north of Green Lane offering the clearest opportunity for development without significant harm occurring. More generally, land up to the B3000 New Pond Road (within Guildford Borough) could be taken without significant harm occurring, with the B3000 acting as a strong northerly edge to Farncombe.

Strong landscape treatment to the edge adjacent to the B3000 would be required to reinforce the boundary to the Green Belt.

Flood risk appears to be a significant consideration in this location.





2.4 Land to the south of Godalming at Busbridge (segments C26 & C27)

2.4.1 Area of search

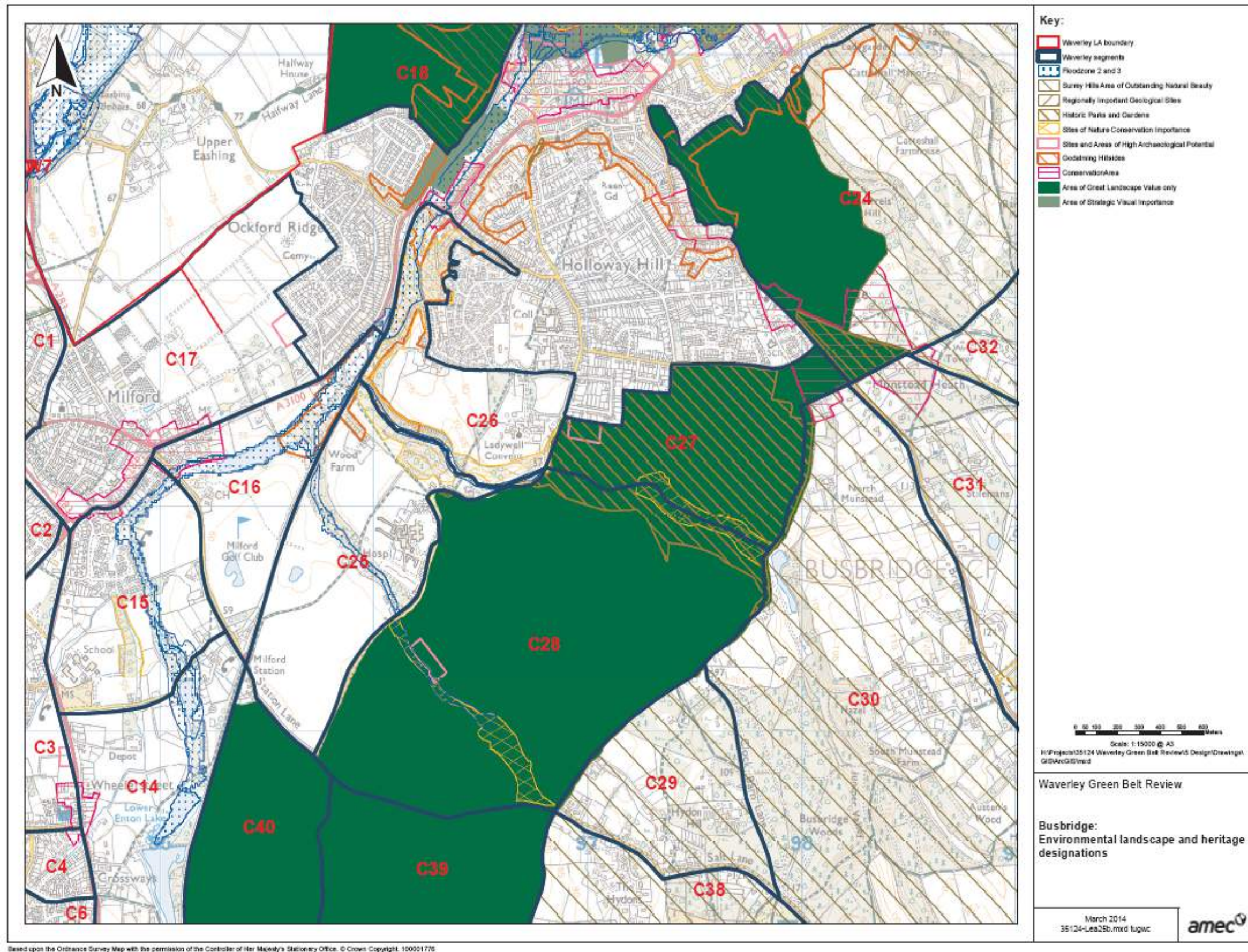


2.4.2 Assessment against Green Belt purposes

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.	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	Contribution – southern context of Godalming
Preventing Merger	Limited Contribution	Limited Contribution
Safeguarding from Encroachment	Contribution – protects open countryside to the south of Godalming	Contribution – protects open countryside to the south of Godalming
Historic Setting	Contribution – part of the southern context of Godalming	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.	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	<div>Contribution</div> <div></div>	<div>Contribution</div> <div></div>

Green Belt Character and Purposes	Assessment Criteria	Observations on Segments C26 and C27
Openness	Open character	Of variable openness, with some significant long-distance views, particularly where the land falls away to the valley containing Busbridge Lakes. Parkland character to the east, pasture to the west. Distinct separation of the land from the urban edge by Home Farm Road to the east and Ashstead Lane to the east.
Permanence	Recognizable physical features	Along the southern boundary of the segments, a substantial tree belt associated with the valley containing Busbridge Lakes forms the dominant containing feature, complemented by various tree belts and remnant hedgerows of varying density.
Role in checking unrestricted sprawl	Role in preventing ribbon development and non-compact development	Given the existing containment of the site by substantial tree belts and the potential for further planting, these form a barrier to the prevention of sprawl into open countryside to the south of Godalming.
Role in preventing merger	Role in preventing urban areas from merging or narrowing the gap between them Width of the gap between towns	No direct role.
Role in safeguarding the countryside from encroachment	Existence of clear, strong and robust boundaries to contain development and prevent encroachment in the long term Presence of significant urbanising influences Encroachment by built development	Both segments retain a strong rural aspect, with limited built development, and relatively strong visual and physical enclosure, particularly to the south. The urban edge of Godalming to the north is clearly contained by Home Farm Road and Ashstead Road.
Role in preserving setting	Views and links to historic centres and contribution of the land to the special character of the town	Whilst being part of the southern edge to Godalming, there is a relatively limited role as the setting for the town.
Opportunities to plan positively for beneficial use	Potential contribution of development to enhancement of the Green Belt	Access opportunities from the existing urban area could be significantly enhanced.

2.4.3 Environmental, landscape and cultural heritage constraints



2.4.4 Landscape and visual assessment (boundary definition & containment, visibility & perception, contribution to landscape character)

The land is of variable openness, but with some significant long-distance views, particularly where the land falls away to the valley containing Busbridge Lakes. A substantial tree belt associated with the valley containing Busbridge Lakes forms the dominant containing feature, complemented by various tree belts and remnant hedgerows of varying density. Overall, this is a mature landscape, in reasonably good condition and of medium visual sensitivity. Development would affect openness and hence visual amenity.

2.4.5 Sustainability considerations

Environmental	Social	Economic
<ul style="list-style-type: none"> AGLV Historic Park & Garden Areas of Nature Conservation Importance Site of high archaeological potential Conservation Area 	<ul style="list-style-type: none"> Proximity to service provision at Godalming See Appendix B for service catchments 	<ul style="list-style-type: none"> Access to jobs and training in Godalming and further afield

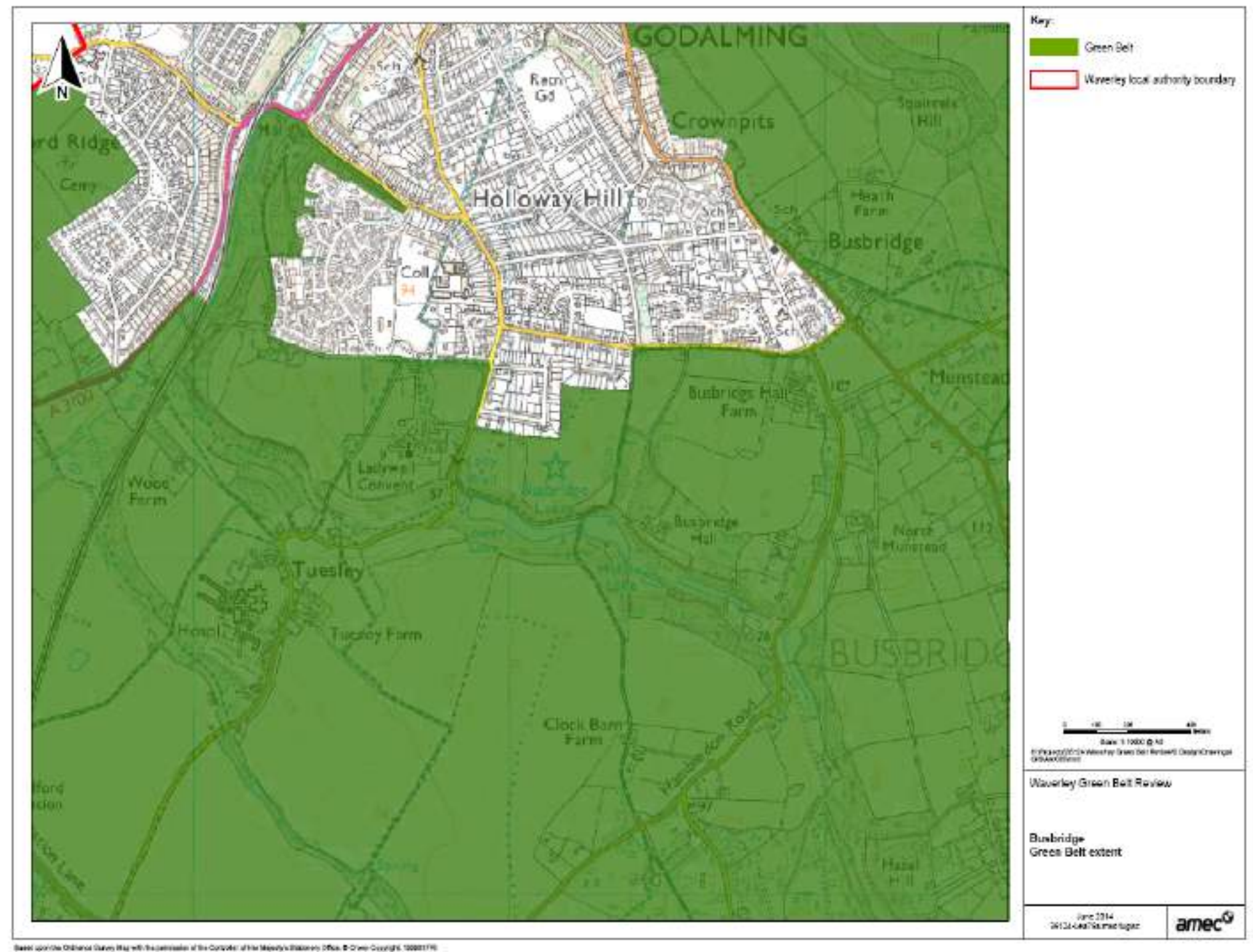
Key features:

- Well located in respect of local service provision
- Opportunities for environmental enhancement and access improvement
- Various designations could present potential constraints on development



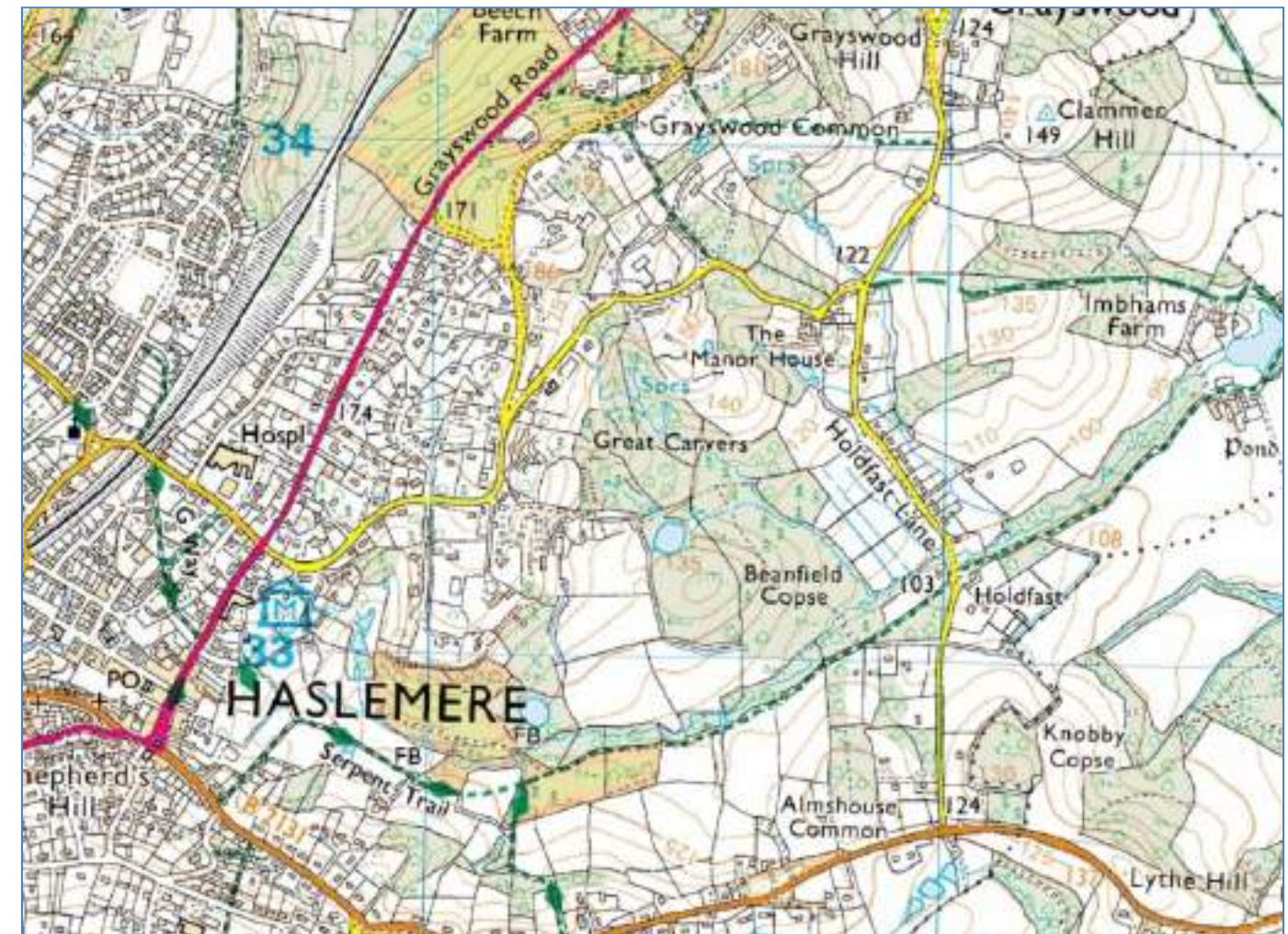
2.4.6 Conclusions and recommendations on Segments C26 and C27

Whilst the land to the south of Godalming is relatively well-contained visually by the extensive tree cover associated with the valley containing Busbridge Lakes and watercourse, it is nevertheless generally open in character. As such, the definition of long term boundaries is problematic for such large segments where significant development would be intrusive. In light of this, and the local designations covering the area (in whole and part), it is recommended that no amendment is made to the Green Belt in this location.



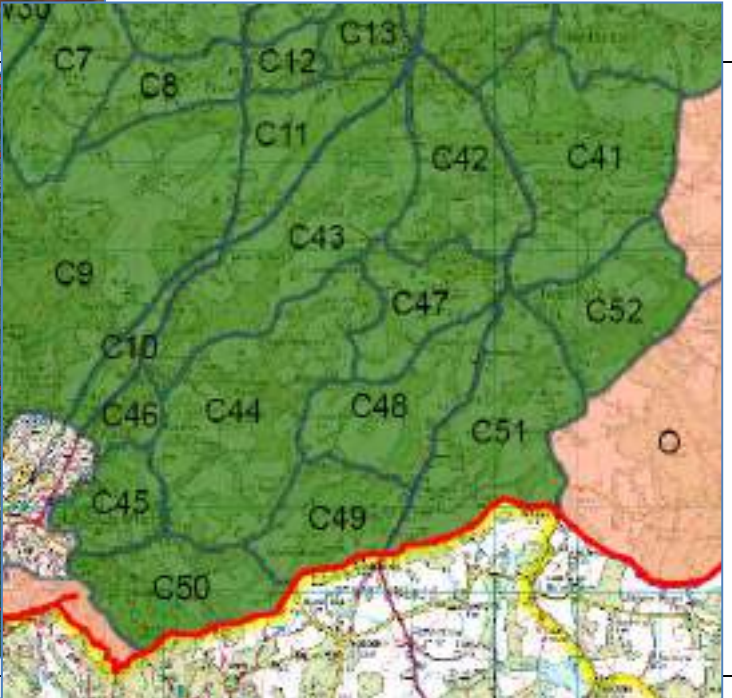



2.5 The eastern fringes of Haslemere (segments C45, C46, C50)

2.5.1 Area of search

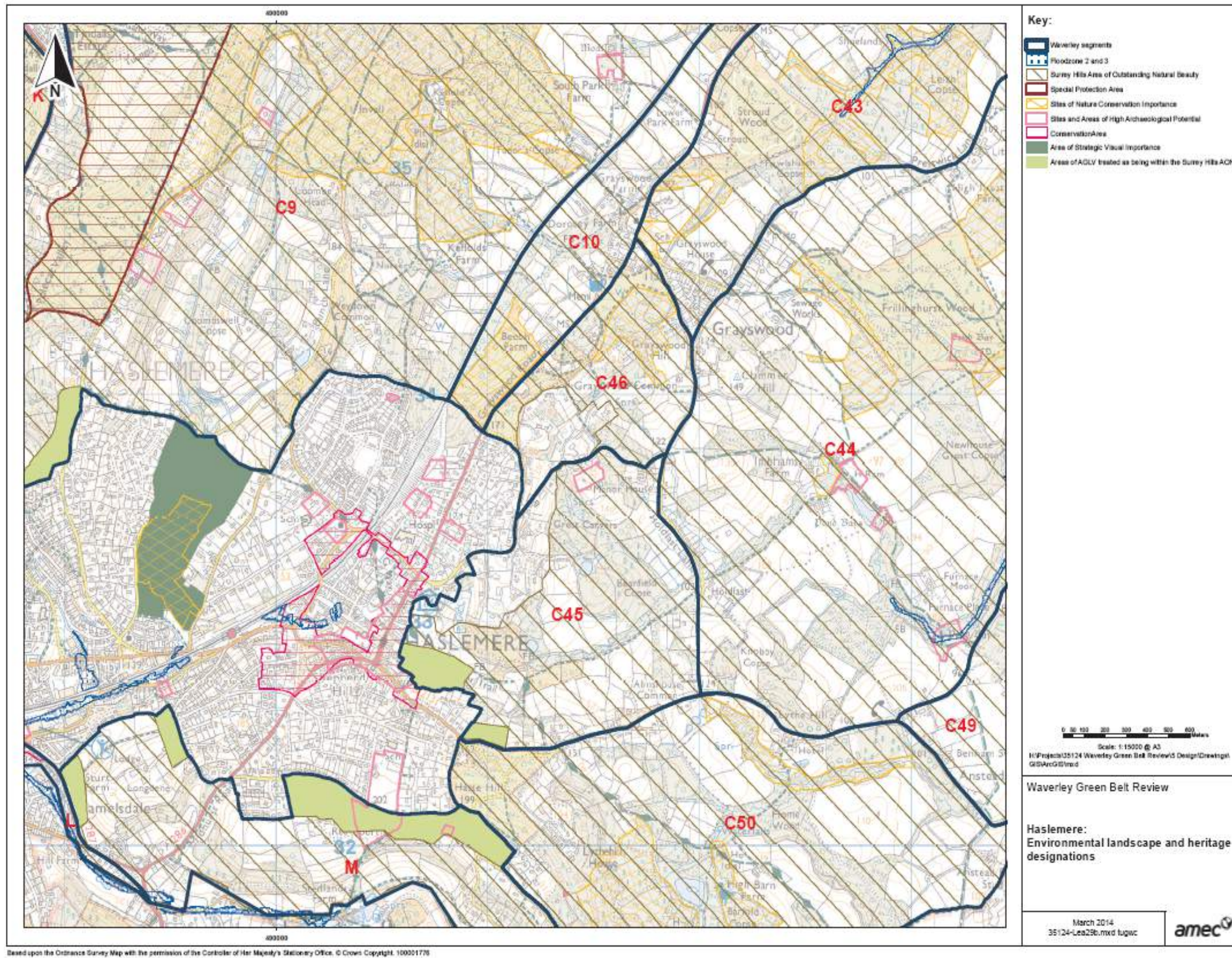


2.5.2 Assessment against Green Belt purposes

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	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	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	

Green Belt Character and Purposes	Assessment Criteria	Observations on Segments C45, C46 and C50
Openness	Open character	A generally visually enclosed landscape consisting of dense woodland interspersed with housing in substantial grounds in proximity to the urban edge of Farnham. The Green Belt washes over many of these properties, ending at the clear urban edge.
Permanence	Recognizable physical features	Whilst there is heavy woodland cover and a complex pattern of pattern of hedgerows and woodland edges, there are no clear contiguous woodland edges, hedgerows or roads which could be readily used to define a new boundary.
Role in checking unrestricted sprawl	Role in preventing ribbon development and non-compact development	There is evidence of urbanisation along the A286, more visible on plan than on the ground given the heavily wooded character of the landscape. Green Belt designation contains this pressure.
Role in preventing merger	Role in preventing urban areas from merging or narrowing the gap between them Width of the gap between towns	Of limited contribution.
Role in safeguarding the countryside from encroachment	Existence of clear, strong and robust boundaries to contain development and prevent encroachment in the long term Presence of significant urbanising influences Encroachment by built development	Green Belt in this location contains the eastern edge of Haslemere, but its character is heavily influenced by large properties in extensive grounds which form the transition between open countryside to the east and dense urban areas to the west.
Role in preserving setting	Views and links to historic centres and contribution of the land to the special character of the town	The heavily wooded character of the area provides the setting for Haslemere, along the A286 from the north and the B2131 from the east.
Opportunities to plan positively for beneficial use	Potential contribution of development to enhancement of the Green Belt	Further development in this area would not enhance the qualities of the Green Belt.

2.5.3 Landscape, environmental and cultural heritage constraints



2.5.4 Landscape and visual assessment (boundary definition & containment, visibility & perception, contribution to landscape character)

A generally visually enclosed landscape consisting of dense woodland interspersed with housing in substantial grounds in proximity to the urban edge of Farnham. The Green Belt washes over many of these properties, ending at the dense urban edge. Overall, the landscape is a medium sensitivity given its qualities of generally rural character, and of medium capacity for change given the heavy woodland cover, although significant development would be visually intrusive given the current nature of settlement. Despite the woodland cover and a complex pattern of hedgerows and woodland edges, there are no clear contiguous woodland edges, hedgerows or roads which could be readily used to define a new boundary, until Holdfast Lane is reached.

2.5.5 Sustainability considerations

Environmental	Social	Economic
<ul style="list-style-type: none"> AONB Site of high archaeological potential 	<ul style="list-style-type: none"> Proximity to service provision at Haslemere See Appendix B for service catchments 	<ul style="list-style-type: none"> Access to jobs and training in Haslemere

Key features:

- Local service provision
- Landscape constraints

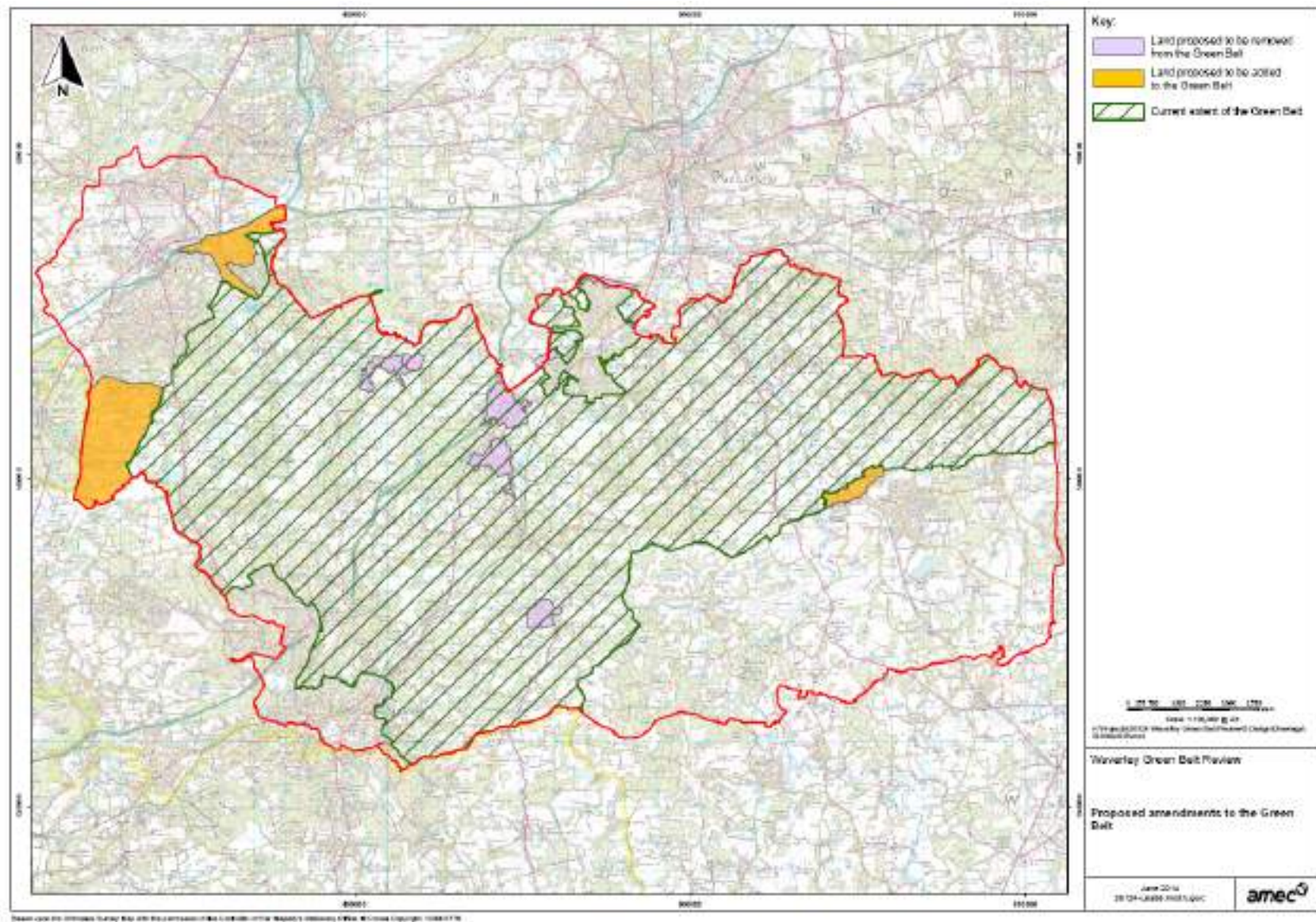
2.5.6 Conclusions and recommendations on Segments C45, C46 and C50

Heavy woodland cover in this arc of land to the east of Haslemere severely restricts the openness of land, with substantial numbers of large properties being accommodated without significant visual intrusion. There is no clear transition to open countryside, with the next significant boundary being Holdfast Lane/Clammer Hill some distance to the east.

Whilst further development could be accommodated within this woodland setting without significant impact on overall openness, cumulatively such urbanisation would erode the purposes of the Green Belt in containing the eastern edge of Haslemere. In addition, the difficulty of identifying obvious parcels for release with strong defensible boundaries further goes against release.



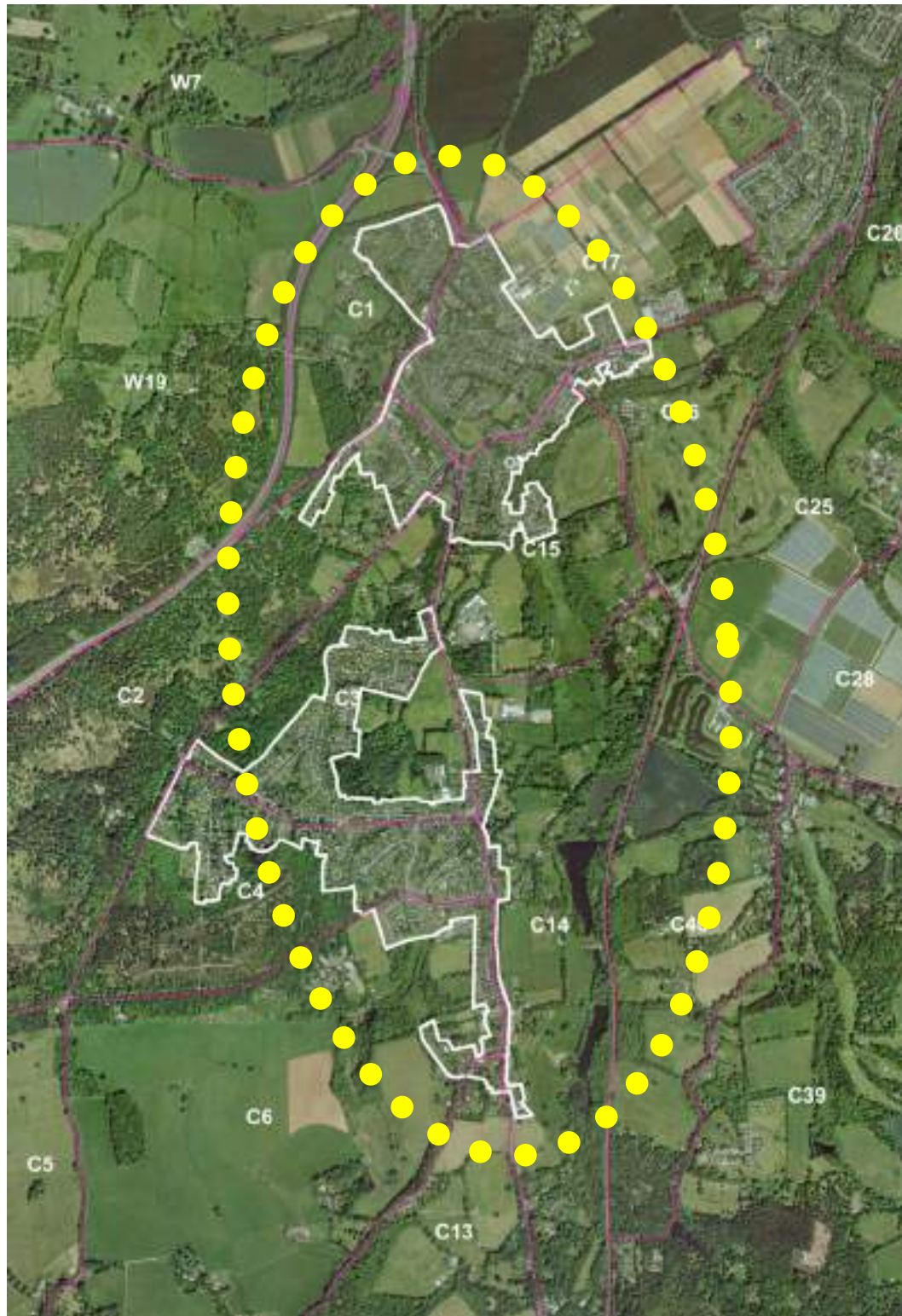
Figure ES1: Recommended changes to Green Belt boundaries in Waverley






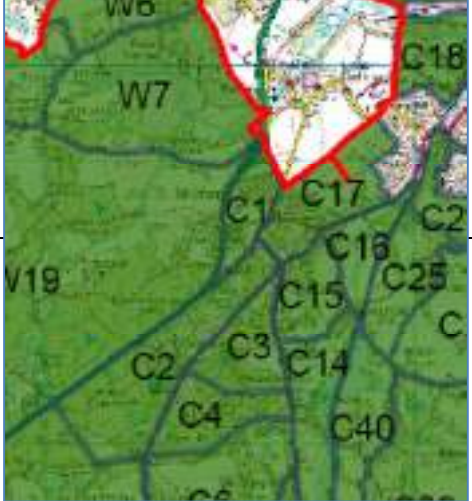


3. Villages with potential to be removed from the Green Belt



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







3.1.1 Area of search



3.1.2 Assessment against Green Belt purposes

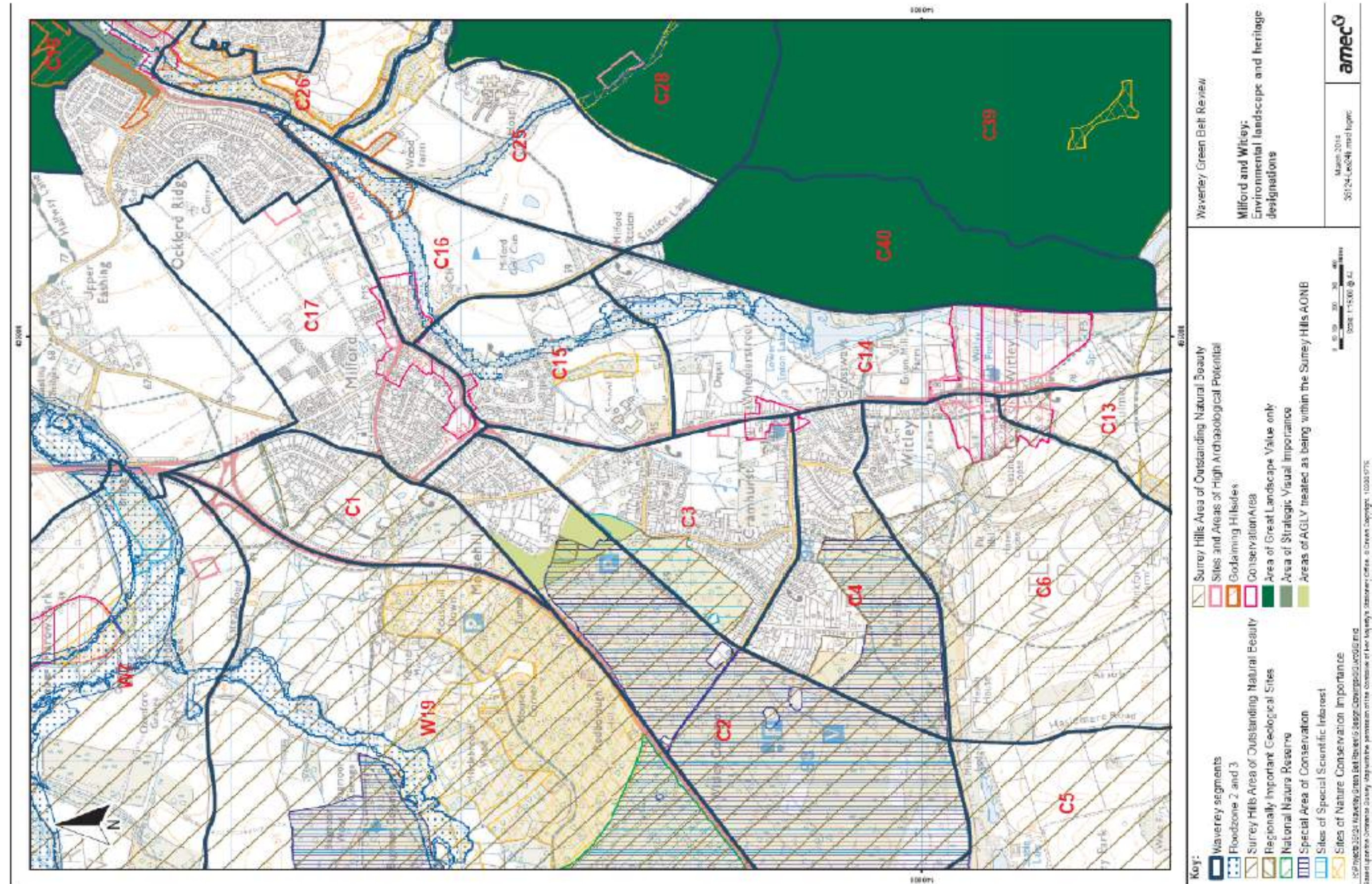
Segment	C1: land between the A3 and the A283 Portsmouth Road.		Segment	C3: land to the north of Wheeler Street between Gasden Lane/Wheeler Lane to the south, the A286 Haslemere Road to the west and the A283 Petworth Road to the east.	
Checking Sprawl	Contribution – contains Mousehill		Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution		Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – protects open countryside		Safeguarding from Encroachment	Limited Contribution	
Historic Setting	Contribution – part of the southern gateway to Godalming		Historic Setting	Significant Contribution – part of the southern gateway to Godalming along the A283	
Overall Evaluation	A heavily wooded area of common land with mixed short and longer distance views. Some urbanisation to the north.		Overall Evaluation	An urbanised segment which nevertheless makes an important contribution to the southern fringes of Godalming.	
Overall Contribution to GB Purposes	Contribution		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.		Segment	C4: land to the south west of Wheeler Street, between the A286 Haslemere Road and Gasden Lane/Wheeler Lane.	
Checking Sprawl	Contribution – contains Mousehill		Checking Sprawl	Significant Contribution – contains Whitley	
Preventing Merger	Limited Contribution		Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – protects open countryside		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		Historic Setting	Contribution – part of the southern gateway to Godalming along the A286	
Overall Evaluation	A heavily wooded area of common land with mixed short and longer distance views. Some urbanisation to the north.		Overall Evaluation	A semi-urbanised segment (notably to the north) which nevertheless overall makes a contribution containing development	
Overall Contribution to GB Purposes	Contribution		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	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.		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 control development along the A283		Checking Sprawl	Contribution – helps contains development associated with the A3100	
Preventing Merger	Limited Contribution		Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – prevents spread of Witley along the A283		Safeguarding from Encroachment	Contribution – helps contain Godalming	
Historic Setting	Contribution – part of the southern gateway into Godalming		Historic Setting	Significant Contribution – part of the southern gateway to 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 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	Contribution		Overall Contribution to GB Purposes	Significant 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.		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 maintain the gap between Godalming and settlements along the A283		Checking Sprawl	Contribution – helps contain development associated with the A3100	
Preventing Merger	Limited Contribution		Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – contains Mousehill		Safeguarding from Encroachment	Contribution – helps contain Godalming	
Historic Setting	Limited Contribution		Historic Setting	Significant Contribution – part of the southern gateway to Godalming	
Overall Evaluation	A small segment which contributes to containing urban development associated with Mousehill and the A283 in particular.		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	Contribution		Overall Contribution to GB Purposes	Significant Contribution	

Green Belt Character and Purposes	Assessment Criteria	Observations on Segments C1, C2, C3, C4, C6, C13, C14, C15, C16, C17
Openness	Open character	Highly variable according to individual land parcel, generally more open towards the east.
Permanence	Recognizable physical features	Significant range of woodland edges and mature hedgerows according to land parcel.
Role in checking unrestricted sprawl	Role in preventing ribbon development and non-compact development	Contribution, particularly along A roads, notwithstanding the past evolution of the built form of the settlements.
Role in preventing merger	Role in preventing urban areas from merging or narrowing the gap between them Width of the gap between towns	No significant role.
Role in safeguarding the countryside from encroachment	Existence of clear, strong and robust boundaries to contain development and prevent encroachment in the long term Presence of significant urbanising influences Encroachment by built development	A variety of strong boundaries in the form of roads, mature hedgerows and woodland edges. Evidence of incremental urbanisation along the A Road corridors and past linear development resulting in an absence of clear definition to the settlements in places.
Role in preserving setting	Views and links to historic centres and contribution of the land to the special character of the town	Some contribution as part of gateway to Godalming, primarily in relation to the A283.
Opportunities to plan positively for beneficial use	Potential contribution of development to enhancement of the Green Belt	Some potential, given the urban fringe character of some of the land, particularly adjoining settlements.

3.1.3 Environmental, landscape and cultural heritage constraints



3.1.4 Landscape and visual assessment (boundary definition & containment, visibility & perception, contribution to landscape character)

The land is of generally uniform topography with built development interspersed with woodland and hedgerows of variable condition. Field size is variable, reflecting the evolution of development associated with the villages and current land uses associated with horticulture. Woodland cover is variable, but with flat topography blocks any long-distance views. Despite the settlements being effectively joined, further development could be contained without any significant overall effect on openness.

Milford

Land to the West	Defined by the dominant boundary of the A3, enclosing 'remnant' countryside to the west of the A283. A small scale landscape of woodland, horse-grazing and development to the north.
Land to the North	Semi-urbanised, market gardening/agricultural uses to the north of A3100, pasture and golf course to the south, separating Godalming and Milford.
Land to the East	Dominated by Milford Golf Club on gently rising land towards Milford Station.
Land to the South	Semi-urbanised, with intermittent blocks of woodland. Flat topography, woodland and hedgerows limit views and contains development. Blurred distinction between Milford and Witley along the A283.

Witley

Land to the West	Dominated by dense woodland cover of Witley Common adjacent to urban edge.
Land to the North	Semi-urbanised, with intermittent blocks of woodland. Flat topography, woodland and hedgerows limit views and contains development. Blurred distinction between Milford and Witley along the A283
Land to the East	Land between the A283 and the railway line a complex landscape of intermittent development and small fields or recreational/pastoral use. Restricted views.
Land to the South	Varying topography, quickly into open countryside with extensive views southwards.

3.1.5 Sustainability considerations

Environmental	Social	Economic
<ul style="list-style-type: none"> Flood risk north of Lower Enton Lake Areas of Nature Conservation Importance Site of high archaeological potential Conservation Areas SSSI AONB SAC to west 	<ul style="list-style-type: none"> Proximity to service provision at Godalming Railway station See Appendix B for service catchments 	<ul style="list-style-type: none"> Access to jobs and training in Godalming and further afield

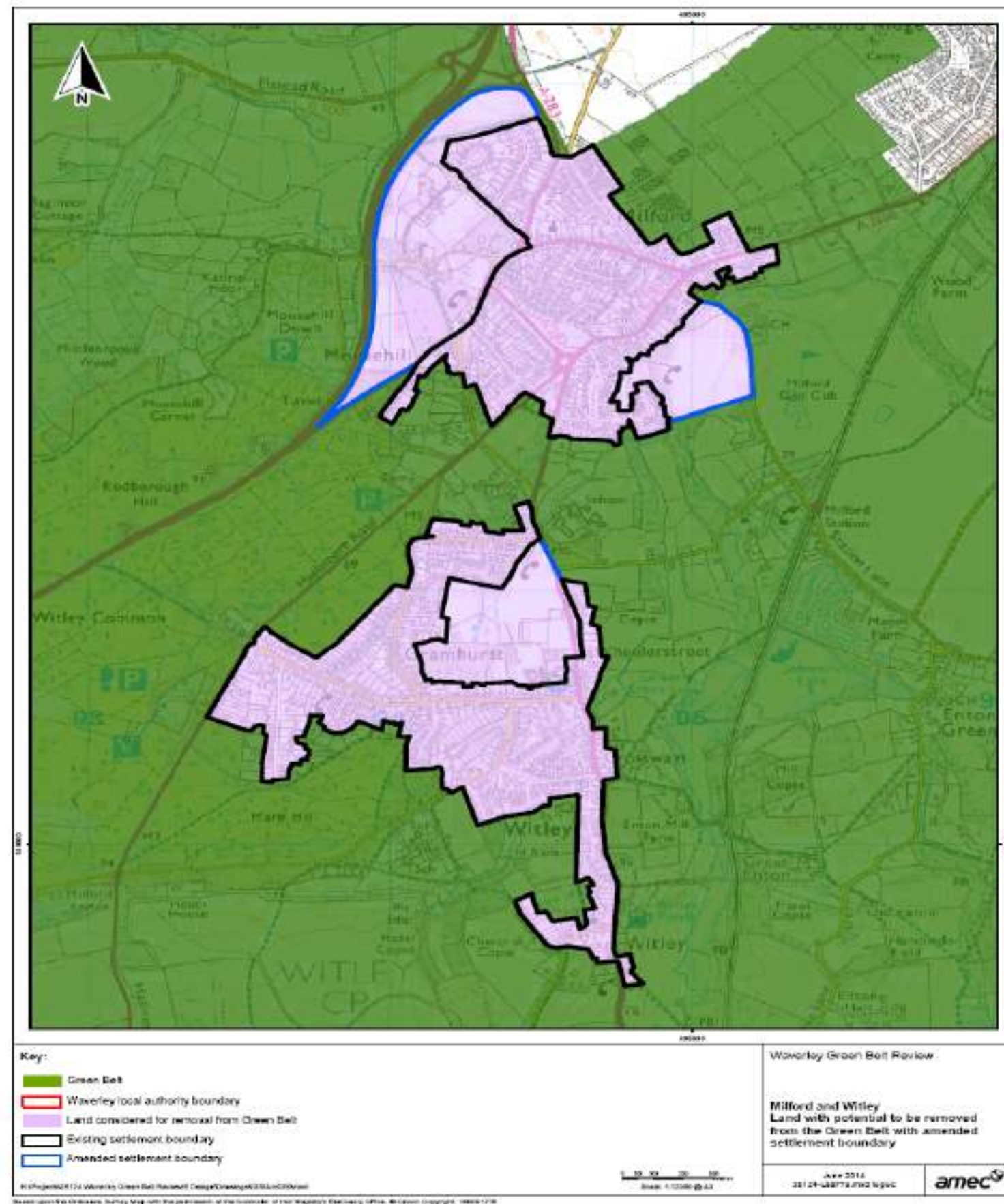
Key features:

- Reasonable service provision and access to railway station
- Various flooding and environmental constraints



3.1.6 Conclusions and recommendations on land around Milford and Witley (segments C1, C2, C3, C4, C6, C13, C14, C15, C16, C17)

Various parcels offer potential for development without significant harm to the Green Belt. Possible examples include land within segments C1, C3 and C15 which in all cases are characterised by local enclosure by well-managed hedgerows and strong woodland edges associated with blocks of woodland and means that development could be accommodated with limited visual impact, although on plan this would contribute to the overall urbanisation of area in the vicinity of Milford. However, given the relationship with the existing developed areas that constitute Milford, and the significant degree of visual enclosure, taken together these parcels could be released without significant damage to the Green Belt, consequently justifying exclusion of the villages from the Green Belt and redefinition of the existing village boundary. Development on the southern and south western edges of Witley would constitute intrusion into open countryside.



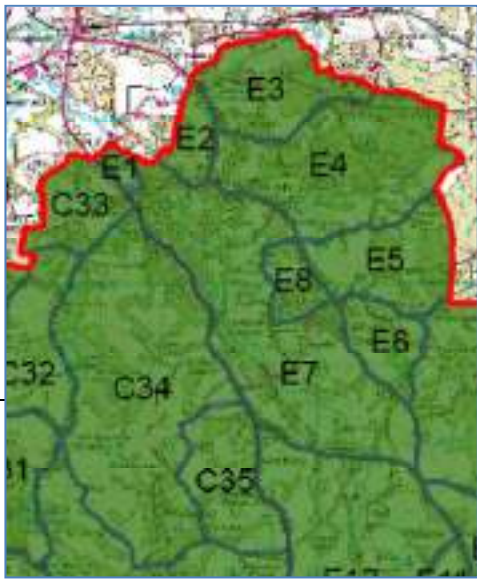







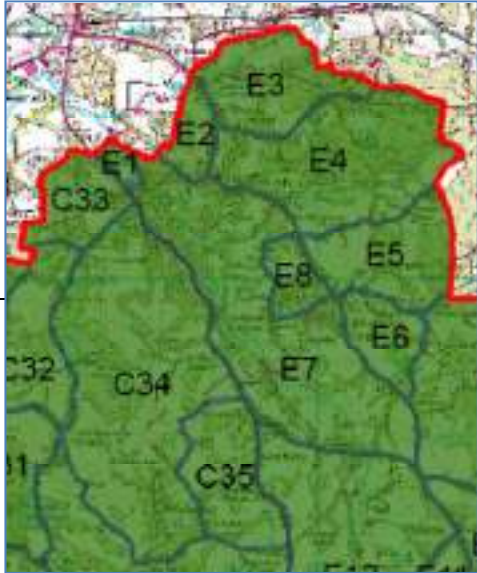
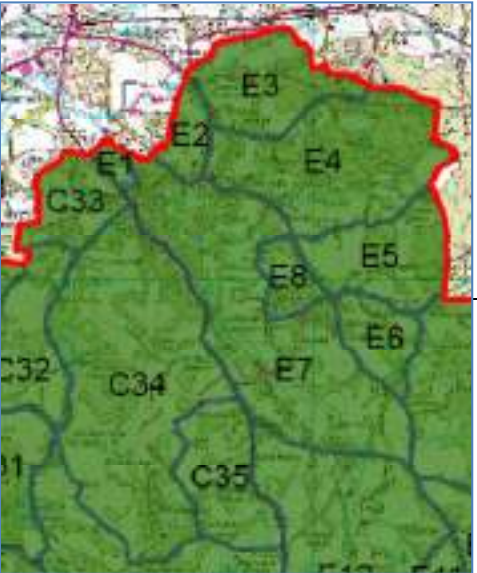


3.2 Bramley, Womersley and Shamley Green (segments E1, E2, E3, E4, E5, E6, E7, E8, C33, C34)


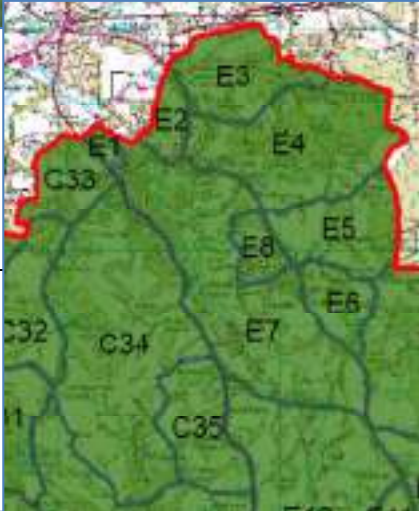

3.2.1 Area of search



3.2.2 Assessment against Green Belt purposes

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.		Segment	E1: land between the A281, B2128 and the Borough Boundary.	
Checking Sprawl	Contribution – contains Bramley		Checking Sprawl	Contribution – helps to define Bramley in the context of development along the A286 from Guildford – Shalford - Bramley	
Preventing Merger	Limited Contribution		Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Significant Contribution – maintains open countryside to the west of Bramley		Safeguarding from Encroachment	Limited Contribution	
Historic Setting	Limited Contribution		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 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	Significant Contribution		Overall Contribution to GB Purposes	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.		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 – contains Bramley in its north eastern extent		Checking Sprawl	Contribution – helps to define the gap between Wonerh and Shalford	
Preventing Merger	Limited Contribution		Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Significant Contribution – maintains open countryside to the south west of Bramley		Safeguarding from Encroachment	Contribution - contains Wonerh to the east	
Historic Setting	Limited Contribution		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 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		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		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	Contribution – helps to define the gap between Wonersh and Chilworth		Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution		Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – contains Wonersh to the south west		Safeguarding from Encroachment	Contribution – contains Shamley Green to the west	
Historic Setting	Limited Contribution		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 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		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.		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		Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution		Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – contains Wonersh to the west		Safeguarding from Encroachment	Contribution – contains Shamley Green to the north west	
Historic Setting	Limited Contribution		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 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		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	

Green Belt Character and Purposes	Assessment Criteria	Observations on segments C1, C2, C3, C4, C6, C13, C14, C15, C16, C17
Openness	Open character	Open countryside character beyond the immediate built extent of the villages, although as a result of their character and evolution (including more recent development), the boundaries are not always clear.
Permanence	Recognizable physical features	Significant range of woodland edges and mature hedgerows according to land parcel.
Role in checking unrestricted sprawl	Role in preventing ribbon development and non-compact development	Contribution, particularly along the A281 to the north of Bramley.
Role in preventing merger	Role in preventing urban areas from merging or narrowing the gap between them	No significant role.

3.2.4 Landscape and visual assessment (boundary definition & containment, visibility & perception, contribution to landscape character)

The three villages are situated within a valley, steeply rising to the west, gentler to the east. Outside the developed areas of the settlements, field size/pattern across the area is typically highly variable, with irregular fields predominantly under pasture with significant hedgerows and woodland cover. The combination of topography and vegetation cover disguises some relatively large areas of development, and visually separates the three settlements. However, development beyond modest rounding-off would impinge on the openness of the landscape and create a sense of merger between the settlements.

Bramley

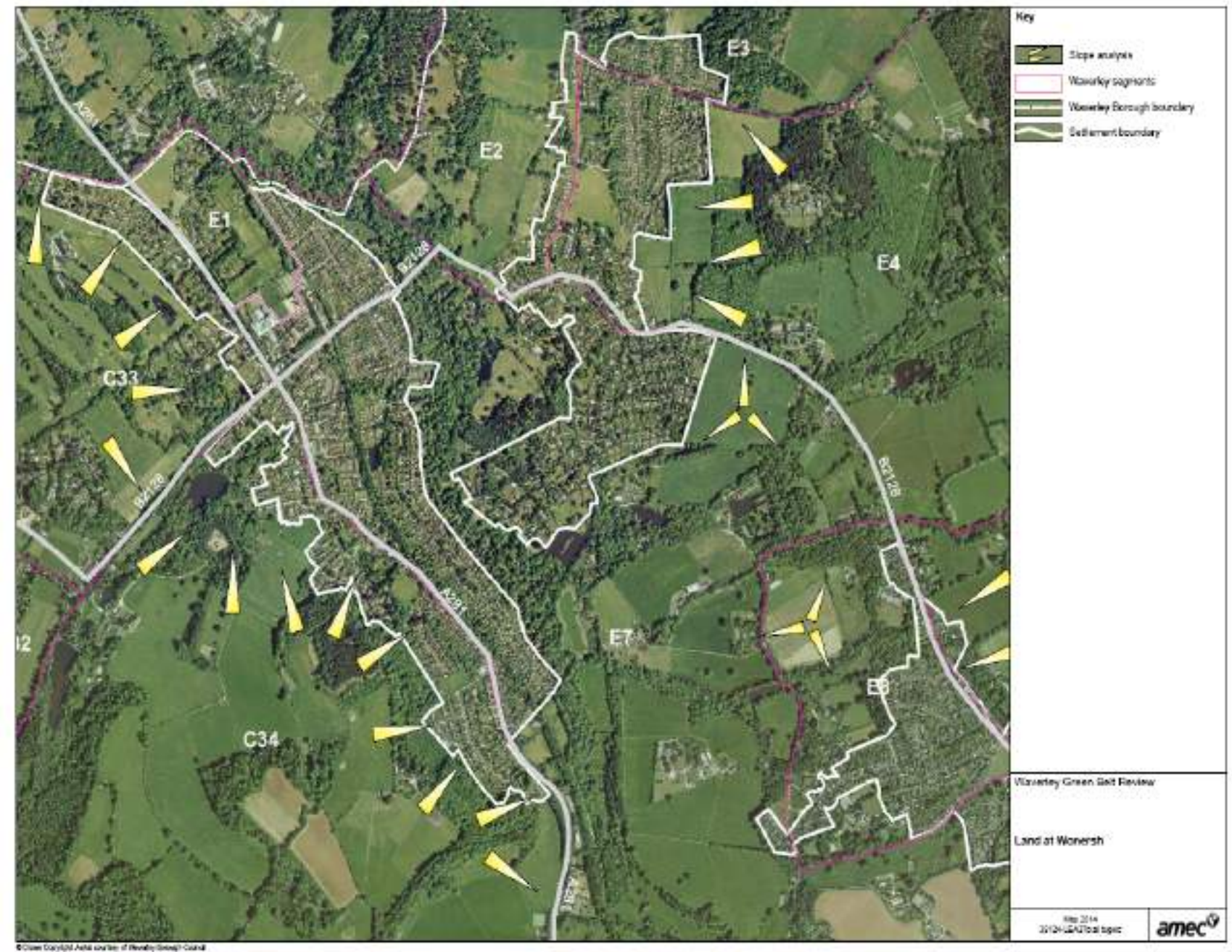
Land to the West	Limited by topography and intrusion into open countryside with no clear containing boundaries
Land to the North	Danger of merger with Shalford and sprawl along the A281
Land to the East	Contained by Cranleigh Waters and associated vegetation which forms a clear eastern boundary to the village and separates it from Wonersh
Land to the South	Clear rise in land immediately to the south of the village, thence into open countryside.

Wonersh

Land to the West	River valley landscape of Cranleigh Waters, adjacent to eastern edge of Bramley to the south west. Heavily wooded, dominated by Chinthurst Hill to the north west.
Land to the North	Largely open countryside of rising topography with mature woodland and hedgerows to the north of Blackheath Lane, forming the gap between Wonersh and Chilworth.
Land to the East	Rising topography into wooded open countryside; dominated by Barnnet Hill. Opportunity for a modest extension of the village boundary possible off Barnett Lane, rounding off the without intruding into open countryside.
Land to the South	Undulating, mature landscape to the south of the B2128 towards Shamley Green. Extension of Shamley Green with The Drive (and roads off) having significantly narrowed the gap between Wonersh and Shamley Green.

Shamley Green

Land to the West	River valley farmed landscape with long distance views
Land to the North	Small scale farmed and woodland landscape defined by mature hedgerows and woodland. Of varying topography dominated by Lords Hill, thence narrow gap to Wonersh.
Land to the East	Steeply rising topography into open, pastoral and wooded countryside east of B2128.
Land to the South	Open countryside dominated by mixed arable/pastoral landscape with extensive views. Sporadic woodland and mature hedgerows break vistas from Lordshill Road.



3.2.5 Sustainability considerations

Environmental	Social	Economic
<ul style="list-style-type: none">AONB to east and westAGLVConservation AreasSites of archaeological potentialFlood risk along Cranleigh WatersSmall Area of Nature Conservation Importance	<ul style="list-style-type: none">Good service provisionSee Appendix B for service catchments	<ul style="list-style-type: none">Ready access to jobs and training in Guildford

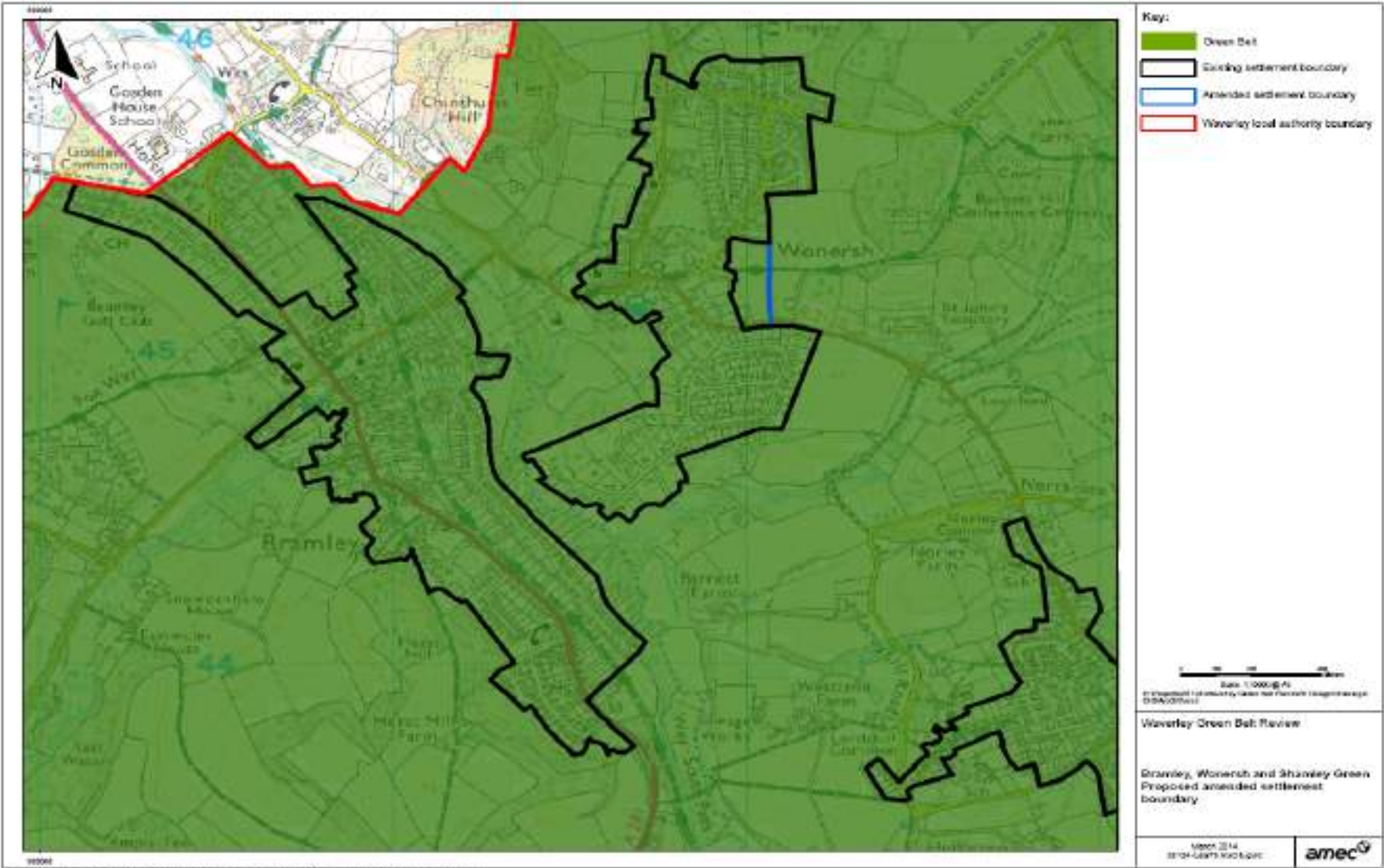
Key features:

- Good local service provision
- Various environmental constraints

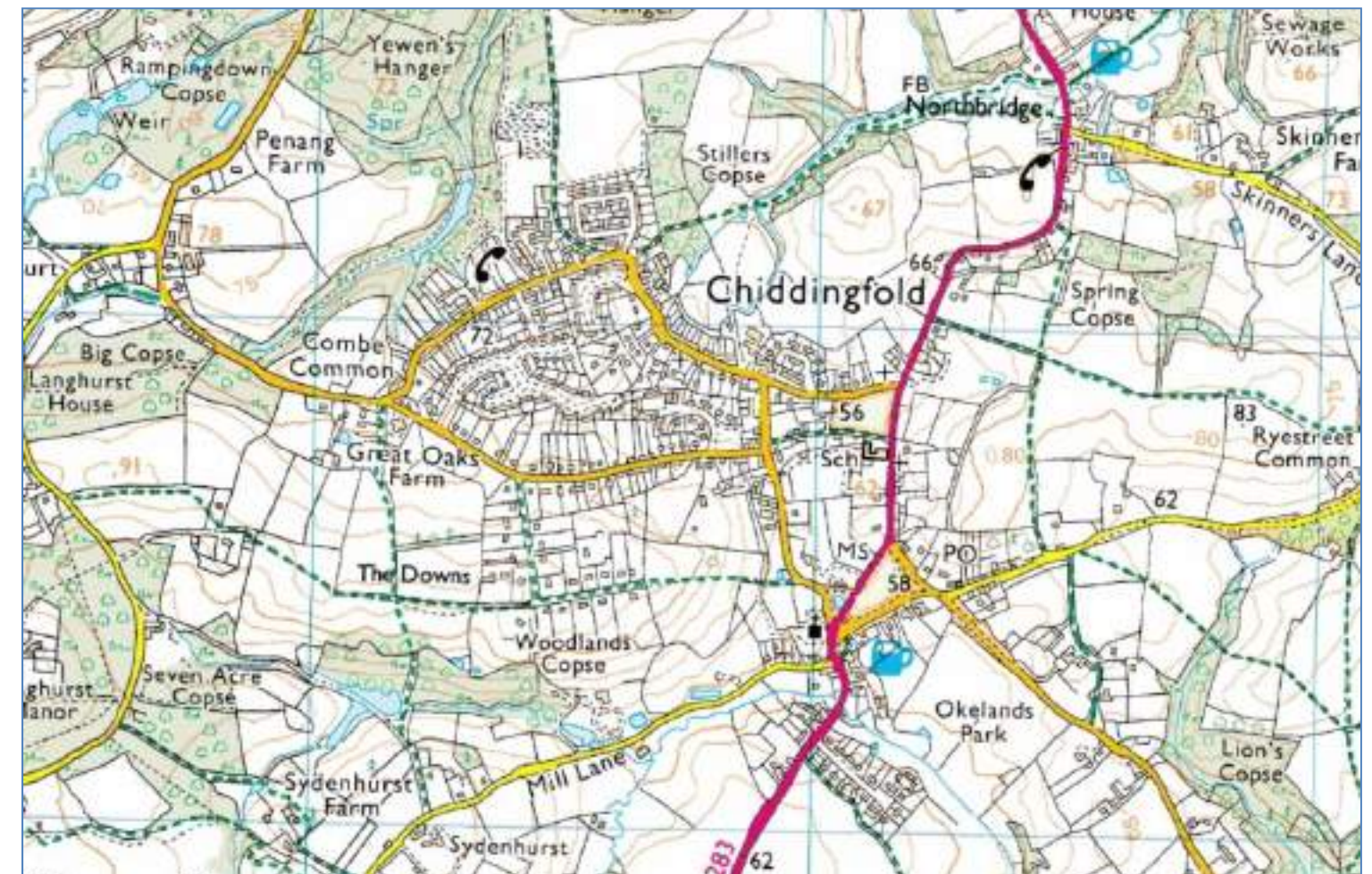
3.2.6 Conclusions and recommendations on land around Bramley, Wonersh and Shamley Green (segments E1, E2, E3, E4, E5, E6, E7, E8, C33, C34)

The assessment concluded that without significant damage to the openness of the Green Belt, there were limited opportunities to redefine the boundaries of these settlements given the constraints of topography and visual openness. Existing development has taken the majority of topographically unconstrained land. In summary:



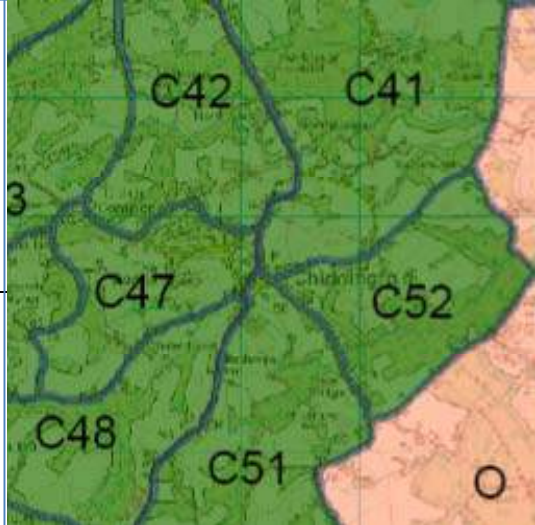
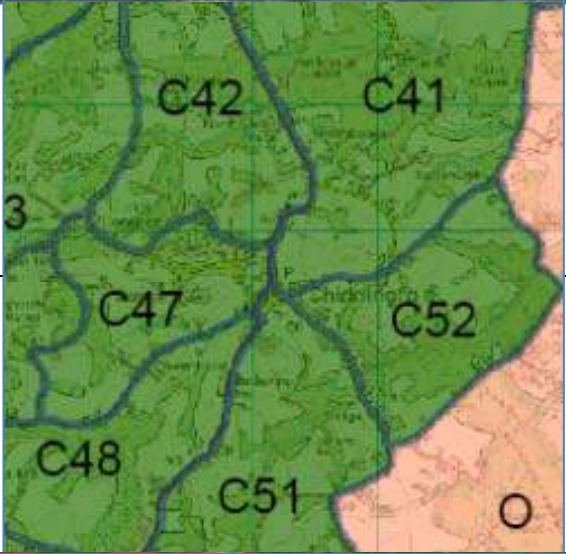


- There is no opportunity for accommodating significant development without change to the relationship of the settlements with their environs and between the settlements themselves.
- Some small infill plots could be available.
- Modest rounding off of the settlement edges could be achieved, but this is unlikely to require in-setting.
- Overall, a modest adjustment to the settlement boundary of Wonersh could be made (east of Barnett Lane for example), although wholesale removal from the Green Belt is not recommended.


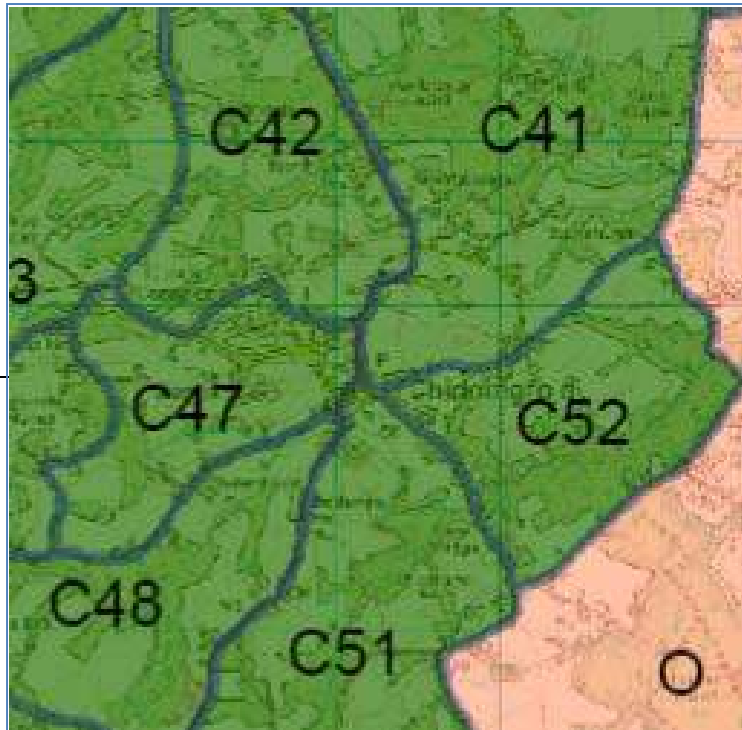



3.3.1 Area of search



3.3.2 Assessment against Green Belt criteria

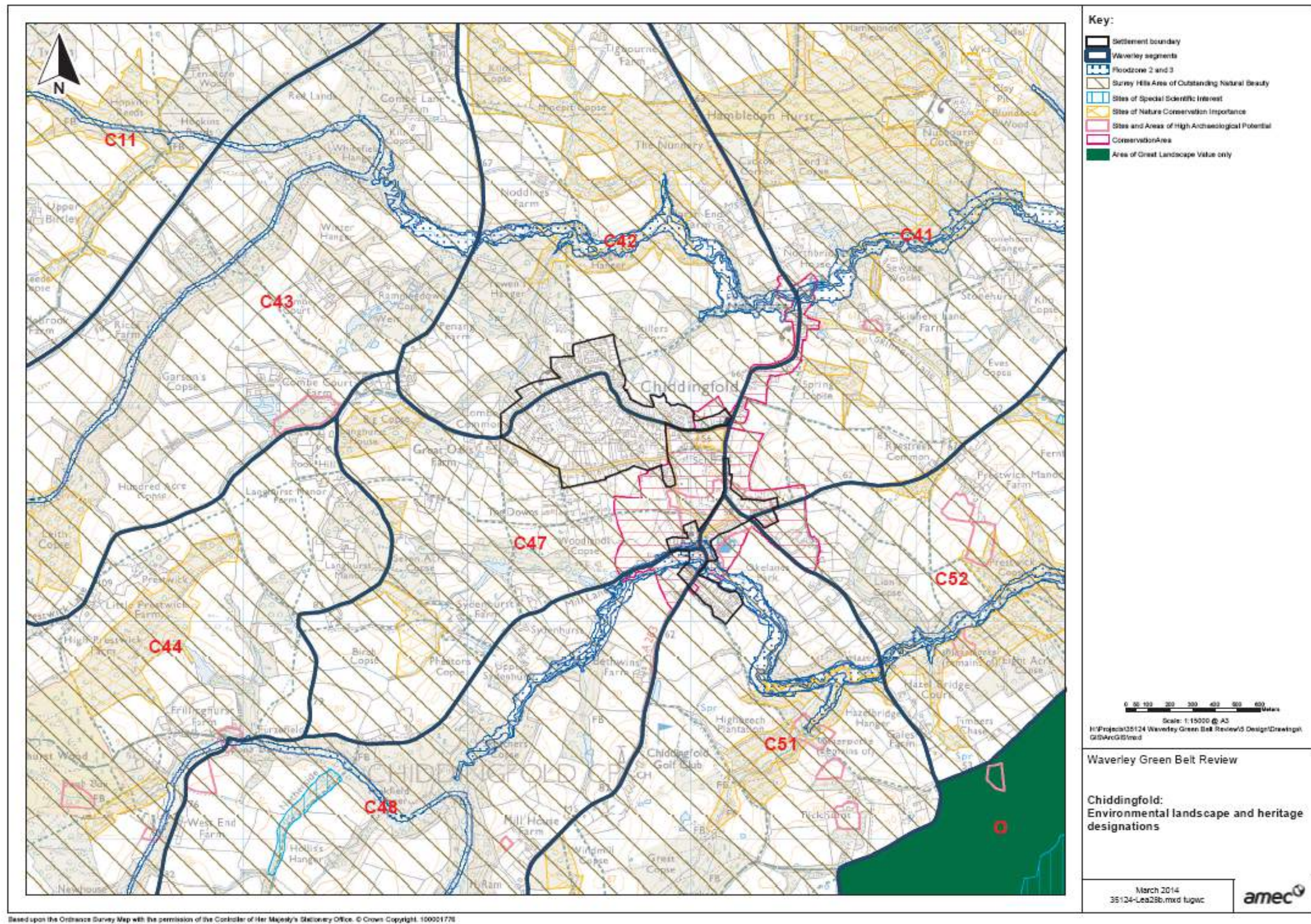
Segment	C41: land to the south of Hambledon, bounded by Vann Lane to the north and east, the A283 to the west and Lane End/Malthouse Lane to the north.		Segment	C47: land to the south west of Chiddingfold bounded by Mill Lane/woodland edge (in part) to the south, Pook Hill/Prestwick Lane to the west and Coombe Lane to the north.	
Checking Sprawl	Limited Contribution		Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution		Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – assists in containing northern eastern edge of Chiddingfold		Safeguarding from Encroachment	Contribution – assists in containing the southern edge of Chiddingfold	
Historic Setting	Limited Contribution		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 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		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.		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		Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution		Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – assists in containing the northern edge of Chiddingfold and land between Chiddingfold and Hambledon		Safeguarding from Encroachment	Contribution – assists in containing the southern edge of Chiddingfold	
Historic Setting	Limited Contribution		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 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		Overall Contribution to GB Purposes	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			

Green Belt Character and Purposes	Assessment Criteria	Observations on segments C41, C42, C47, C48, C51, C52
Openness	Open character	Open countryside character beyond the immediate built extent of the two parts of the village, with clear boundaries to built development.
Permanence	Recognizable physical features	Significant range of woodland edges and mature hedgerows according to land parcel.
Role in checking unrestricted sprawl	Role in preventing ribbon development and non-compact development	Limited contribution given rural location.

Green Belt Character and Purposes	Assessment Criteria	Observations on segments C41, C42, C47, C48, C51, C52
Role in preventing merger	<p>Role in preventing urban areas from merging or narrowing the gap between them</p> <p>Width of the gap between towns</p>	No significant role.
Role in safeguarding the countryside from encroachment	<p>Existence of clear, strong and robust boundaries to contain development and prevent encroachment in the long term</p> <p>Presence of significant urbanising influences</p> <p>Encroachment by built development</p>	Overall a contribution to safeguarding the countryside from encroachment, contained by a variety of boundaries in the form of roads, mature hedgerows and woodland edges. Overall limited evidence of significant urbanising influences or uncontained encroachment.
Role in preserving setting	Views and links to historic centres and contribution of the land to the special character of the town	Limited contribution in respect of Godalming/Haslemere.
Opportunities to plan positively for beneficial use	Potential contribution of development to enhancement of the Green Belt	Limited given current well maintained and distinctive character.

3.3.3 Landscape, environmental and cultural heritage constraints



3.3.4 Landscape and visual assessment (boundary definition & containment, visibility & perception, contribution to landscape character)

Strong woodland cover combined with variable topography helps to contain the development of the village which sits within a predominantly pastoral landscape consisting of well-maintained hedgerows and extensive, irregular blocks of woodland. The strong landscape structure and variable topography yield a variety of medium and long-distance views which overall gives a strong sense of openness.

Land to the West	Varying topography with long-distance views with various well developed hedgerows offering potential for containment.
Land to the North	Rising land immediately to the north of the main developed area creates a naturally enclosed area bounded by a brook and woodland.
Land to the East	Open countryside with varying views and strong landscape structure of hedgerows and copses.
Land to the South	Open countryside containing the original core of the village, characterised by medium and long-distance views and strong landscape structure of hedgerows, copses and more extensive woodland.



3.3.5 Sustainability considerations

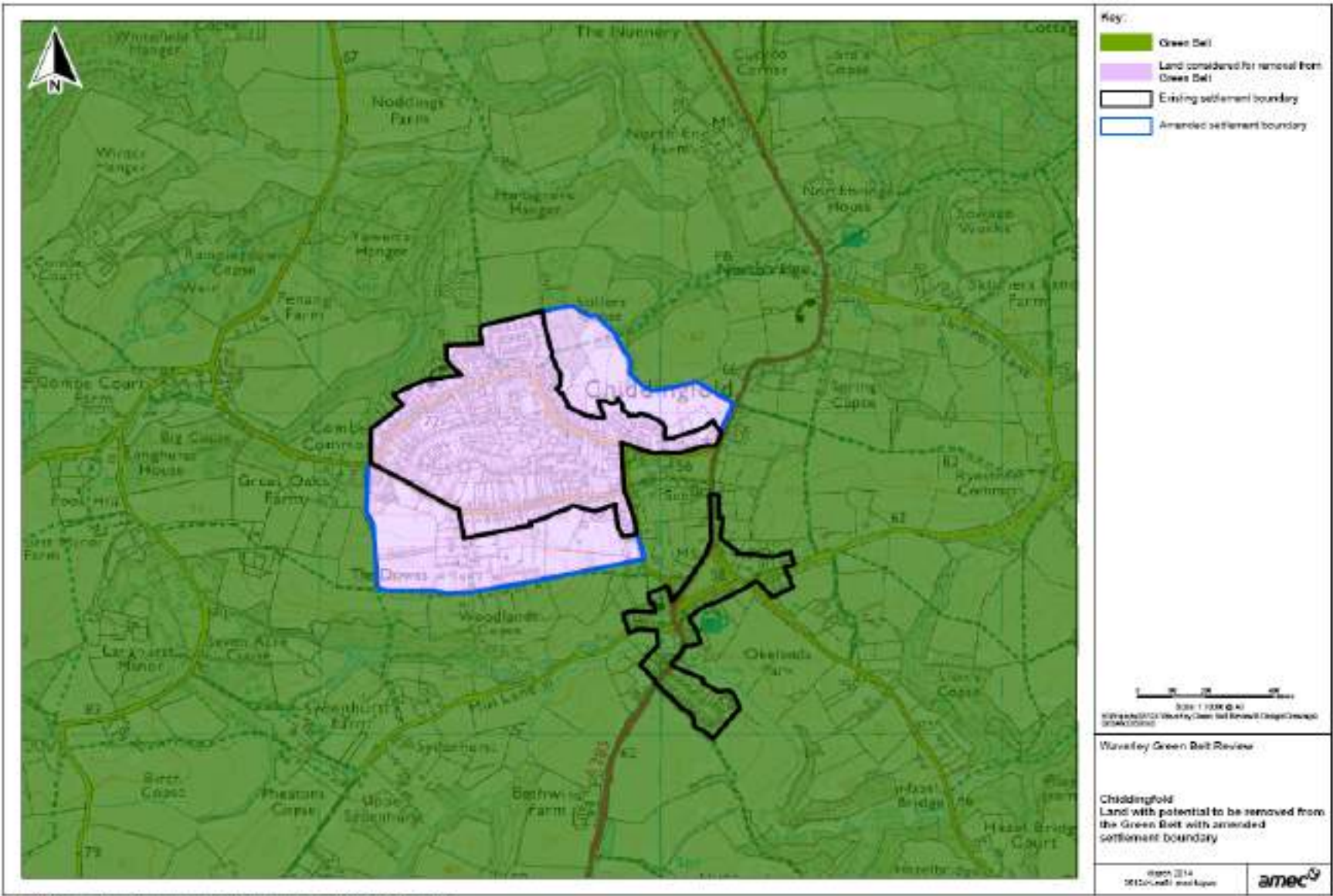
Environmental	Social	Economic
<ul style="list-style-type: none">AONBLarge area of potential archaeological significanceConservation AreaFlood risk to northSmall Area of Nature Conservation Importance	<ul style="list-style-type: none">Limited service provision – reliant on Haslemere?See Appendix B for service catchments	<ul style="list-style-type: none">Uncertain access to jobs and training in Haslemere

Key features:

- Limited service provision
- Environmental designations

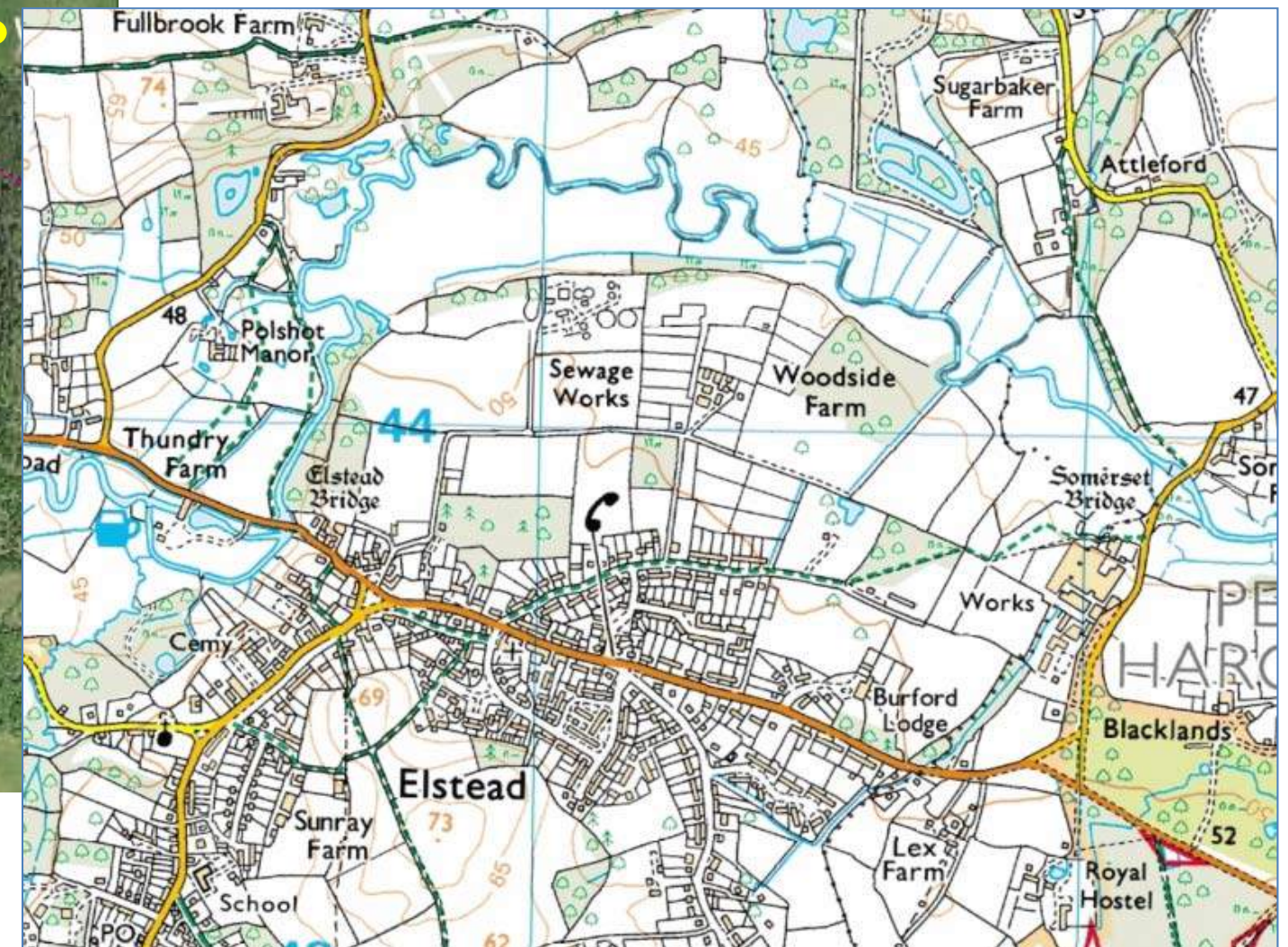
3.3.6 Conclusions and recommendations on land around Chiddingfold (segments C41, C42, C47, C48, C51, C52)

There is potential for removal of the village from the Green Belt in order to allow for development beyond infilling, without damage occurring to the Green Belt as a whole. Notwithstanding the visual sensitivity of the historic core of the village, the topography and vegetation mask much the built form of the village from this aspect, and it is here that development could be accommodated. This consists of rounding-off the settlement to the west of Coxcombe Lane towards Ballsdown (with attention to the visual exposure of the slope), land to the north of Woodside Road where a Green Belt boundary could be set using woodland edges, hedgerows and a streamline, with local topography limiting the visual exposure of the land.





3.4 Elstead (segments W5, W11, W18, W19)

3.4.1 Area of search

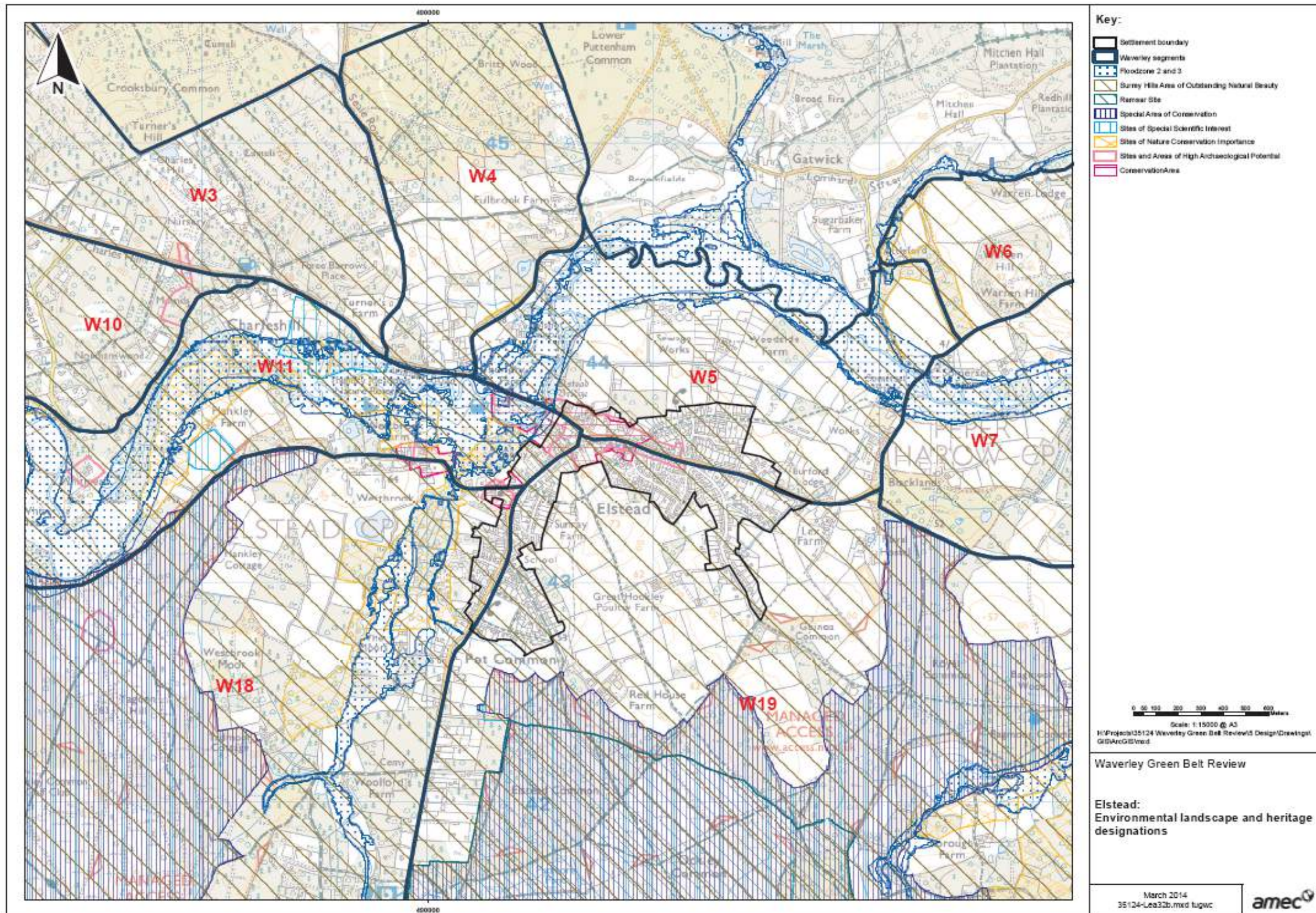


3.4.2 Assessment against Green Belt criteria

Segment	W5: land to the north of Elstead, between Fulbrook Lane and Attleford Lane to the east and bound by the Borough Boundary		Segment	W18: land to the south west of Elstead, between Thursley Road and Tilford Road to the west.	
Checking Sprawl	Limited Contribution		Checking Sprawl	Limited Contribution	
Preventing Merger	Contribution – assists in maintaining the gap between Godalming and Farnham		Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution - part of open countryside between Godalming and Farnham, helps to contain Elstead		Safeguarding from Encroachment	Contribution - part of open countryside between Farnham and Godalming	
Historic Setting	Limited Contribution		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 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		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		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		Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution		Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – part of open countryside between Farnham and Godalming		Safeguarding from Encroachment	Contribution - part of open countryside between Farnham and Godalming	
Historic Setting	Limited Contribution		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 Evaluation	Large segment of heath land, Ponds are a dominate feature towards south of the segment. Significant area of open countryside separating Godalming and Farnham with extensive views.	
Overall Contribution to GB Purposes	Contribution		Overall Contribution to GB Purposes	Contribution	

Green Belt Character and Purposes	Assessment Criteria	Observations on segments W5, W11, W18, W19
Openness	Open character	Open countryside character beyond the immediate built extent of the village, with clear boundaries to built development.
Permanence	Recognizable physical features	Significant range of woodland edges and mature hedgerows according to land parcel.
Role in checking unrestricted sprawl	Role in preventing ribbon development and non-compact development	Limited contribution given rural location.
Role in preventing merger	Role in preventing urban areas from merging or narrowing the gap between them Width of the gap between towns	No significant role.
Role in safeguarding the countryside from encroachment	Existence of clear, strong and robust boundaries to contain development and prevent encroachment in the long term Presence of significant urbanising influences Encroachment by built development	Overall a contribution to safeguarding the countryside from encroachment, contained by a variety of boundaries in the form of roads, mature hedgerows and woodland edges. Overall limited evidence of significant urbanising influences or uncontained encroachment.
Role in preserving setting	Views and links to historic centres and contribution of the land to the special character of the town	Limited contribution in respect of Godalming/Farnham
Opportunities to plan positively for beneficial use	Potential contribution of development to enhancement of the Green Belt	Limited given current well maintained and distinctive character.

3.4.3 Landscape, environmental and cultural heritage constraints



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3.4.4 Landscape and visual assessment (boundary definition & containment, visibility & perception, contribution to landscape character)

Elstead is a street village set within a mixed pastoral and wooded landscape with strong, well-maintained hedgerows. Field size and pattern is variable, with a more regular pattern to the north of the village, with larger, more irregular fields to the south which together with elevated topography gives the landscape a relatively open feel. As such, development would impact on openness more significantly to the south compared to the north, where flat topography and dense hedgerows visually contain the landscape.

3.4.5 Sustainability considerations

Environmental	Social	Economic
<ul style="list-style-type: none"> AONB Substantial area of potential archaeological significance Floodrisk to the north, west and south east Conservation Areas Areas of Nature Conservation Importance to the south west SAC/RAMSAR to south and south east 	<ul style="list-style-type: none"> Limited service provision – reliant on Godalming See Appendix B for service catchments 	<ul style="list-style-type: none"> Access to jobs and training in Godalming, but distant from rail connection

Key features:

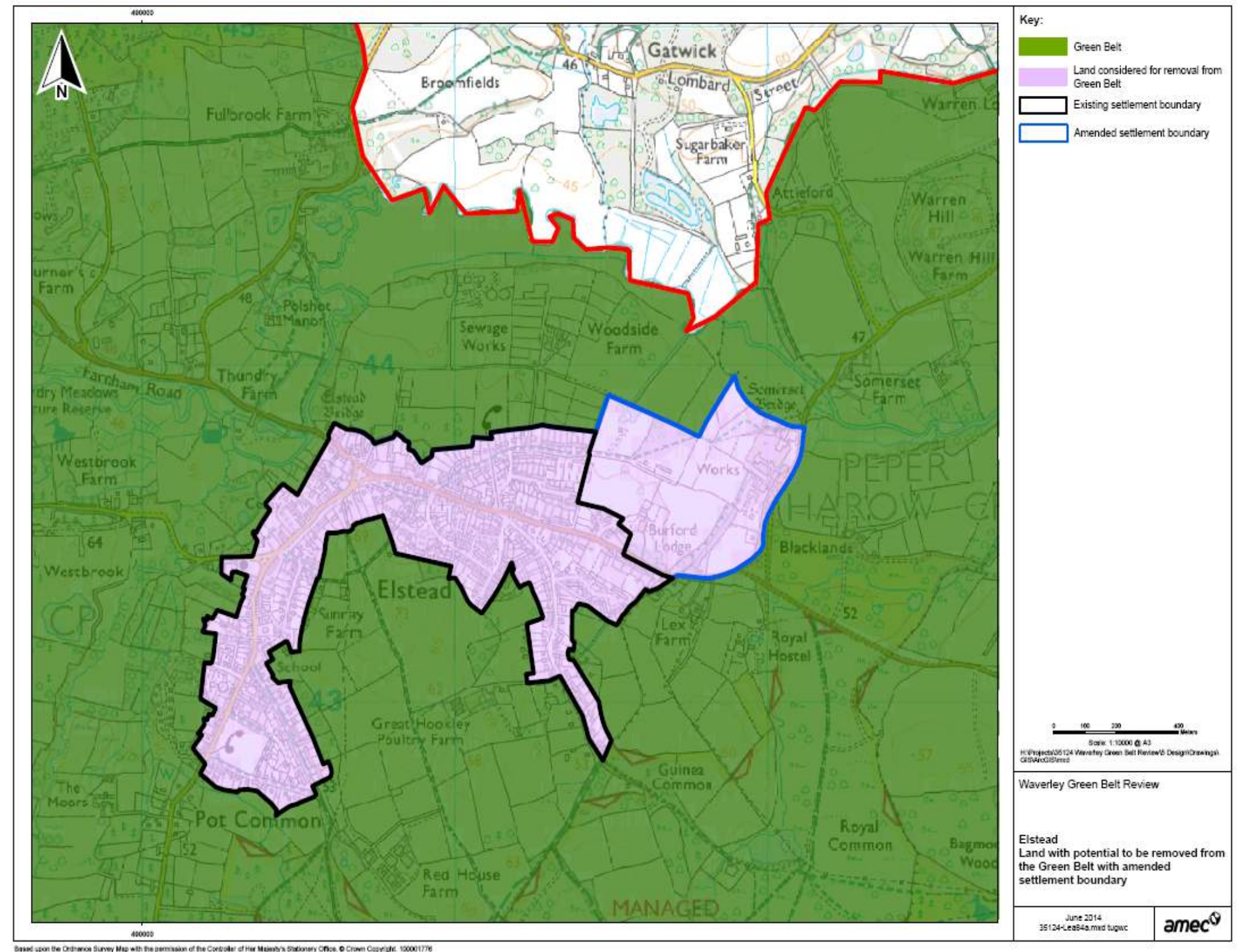
- Limited service provision
- Environmental designations



3.4.6 Conclusions and recommendations on land around Elstead (segments W5, W11, W18, W19)

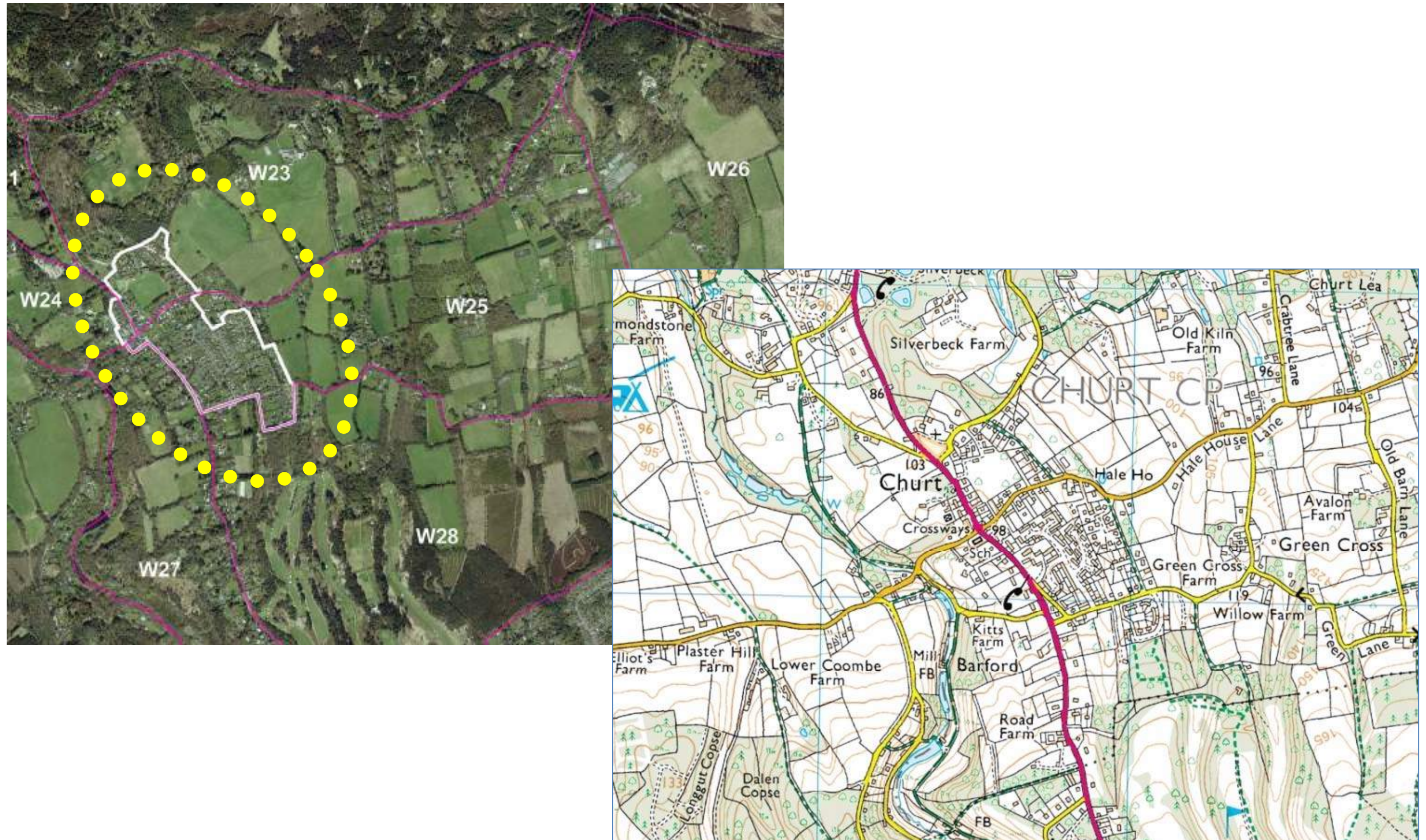
Land to the north east of Elstead offers opportunities for accommodating development without significant damage to the Green Belt, consequently justifying exclusion of the village from the Green Belt and redefinition of the existing village boundary. Notwithstanding extension of the village into open countryside, the presence of a strong landscape structure means that visual mitigation of development could be readily achieved, along with opportunities to enhance access.

Land to the south rises quickly into an open landscape with extensive views towards the south and the SAC with its northern boundary south of the village. As such there is no opportunity for extension of the village boundary in this quarter. To the west of the village, land is constrained by floodrisk and a SNCI designation, and to the east the SAC wraps around the village to the B3001.



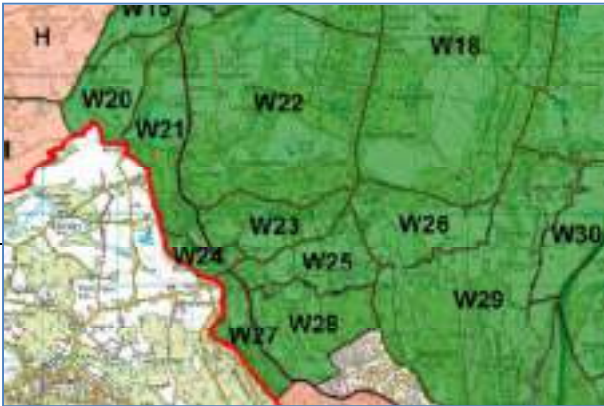





3.5 Churt (segments W23, W24, W25, W27, W28)

3.5.1 Area of search



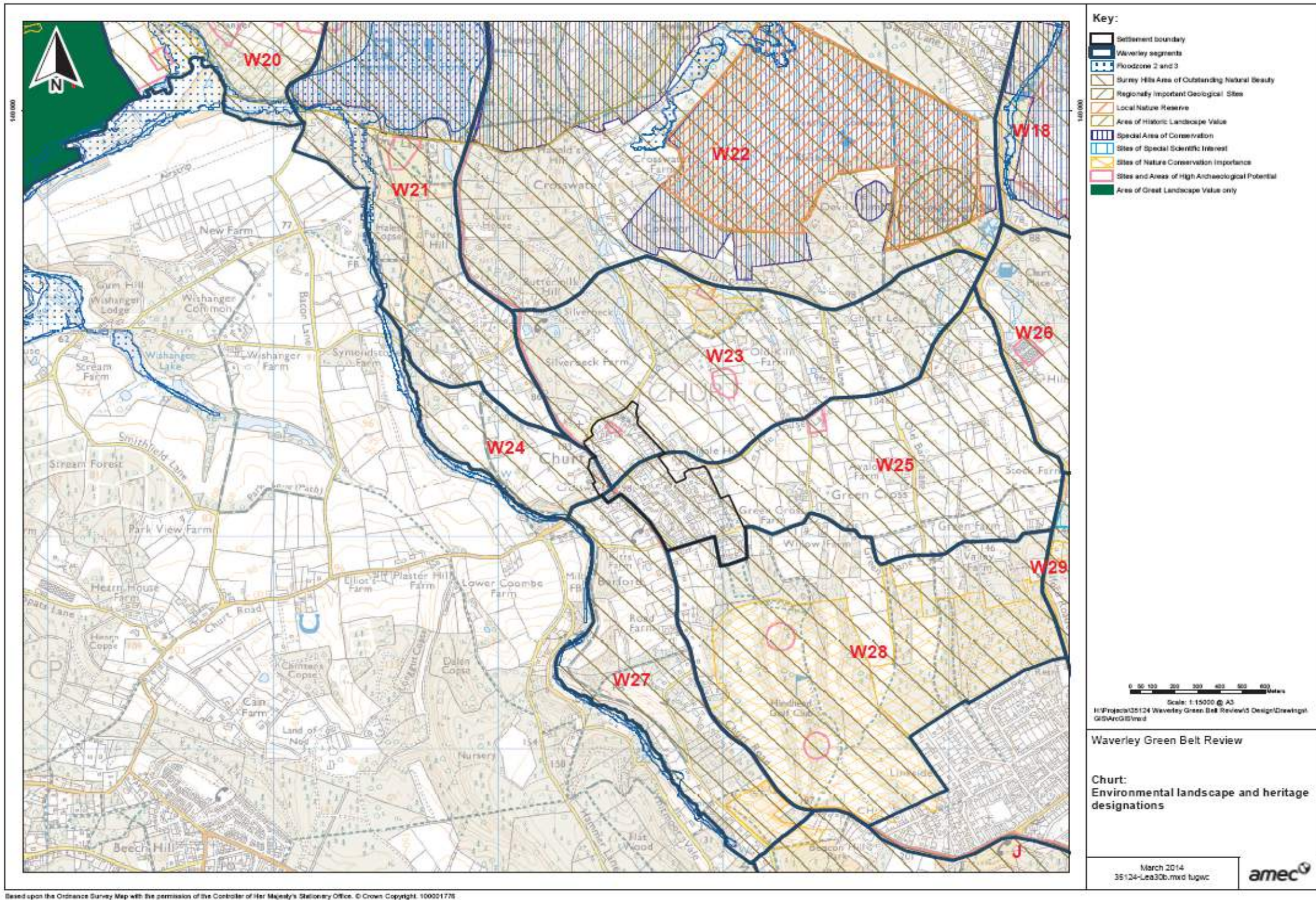
3.5.2 Assessment against Green Belt criteria

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		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		Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution		Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – assists in preventing urbanisation		Safeguarding from Encroachment	Contribution – assists in preventing urbanisation	
Historic Setting	Contribution – part of gateway into Hindhead/Haslemere		Historic Setting	Limited Contribution	
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 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		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		Segment	W27: land bound by Barford Lane to the north, the A287 and the Borough Boundary to the west	
Checking Sprawl	Limited Contribution		Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution		Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution – adjacent to A287 and assists in preventing associated encroachment		Safeguarding from Encroachment	Contribution – assists in preventing closure of the gap between Churt and Beacon Hill	
Historic Setting	Limited Contribution		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 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		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	

Green Belt Character and Purposes	Assessment Criteria	Observations on segments W23, W24, W25, W27, W28
Openness	Open character	Open countryside character beyond the immediate built extent of the village, with clear boundaries to built development.
Permanence	Recognizable physical features	Significant range of woodland edges and mature hedgerows according to land parcel.
Role in checking unrestricted sprawl	Role in preventing ribbon development and non-compact development	Significant role in preventing sprawl along the A287.
Role in preventing merger	Role in preventing urban areas from merging or narrowing the gap between them Width of the gap between towns	No significant role.
Role in safeguarding the countryside from encroachment	Existence of clear, strong and robust boundaries to contain development and prevent encroachment in the long term Presence of significant urbanising influences Encroachment by built development	Overall a contribution to safeguarding the countryside from encroachment particularly from Beacon Hill to the south, contained by a variety of boundaries in the form of roads, mature hedgerows and woodland edges.
Role in preserving setting	Views and links to historic centres and contribution of the land to the special character of the town	Limited contribution in respect of Haslemere/Farnham
Opportunities to plan positively for beneficial use	Potential contribution of development to enhancement of the Green Belt	Limited given current well maintained and distinctive character.

3.5.3 Landscape, environmental and cultural heritage constraints



3.5.4 Landscape and visual assessment (boundary definition & containment, visibility & perception, contribution to landscape character)

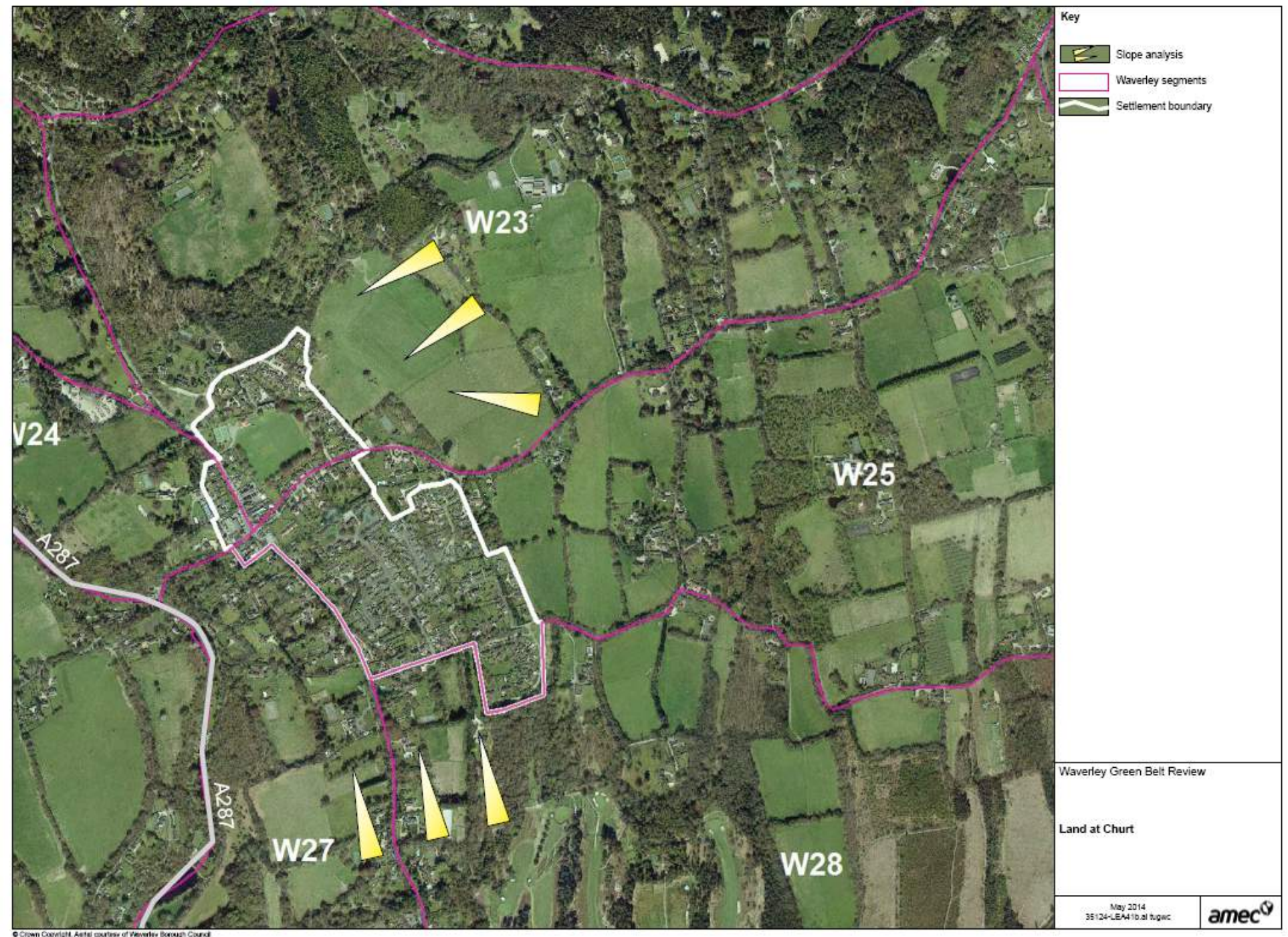
Heavy woodland cover and variable topography contain the nucleated village, with variable short and medium distance views, particularly to the north east. The field pattern of the surrounding land is highly variable and predominantly under pasture. Some development could be accommodated without significantly affecting overall openness, although less towards the north east.

3.5.5 Sustainability considerations

Environmental	Social	Economic
<ul style="list-style-type: none"> AONB One small area of potential archaeological significance 	<ul style="list-style-type: none"> Limited service provision – reliant on Haslemere See Appendix B for service catchments 	<ul style="list-style-type: none"> Access to jobs and training in Haslemere

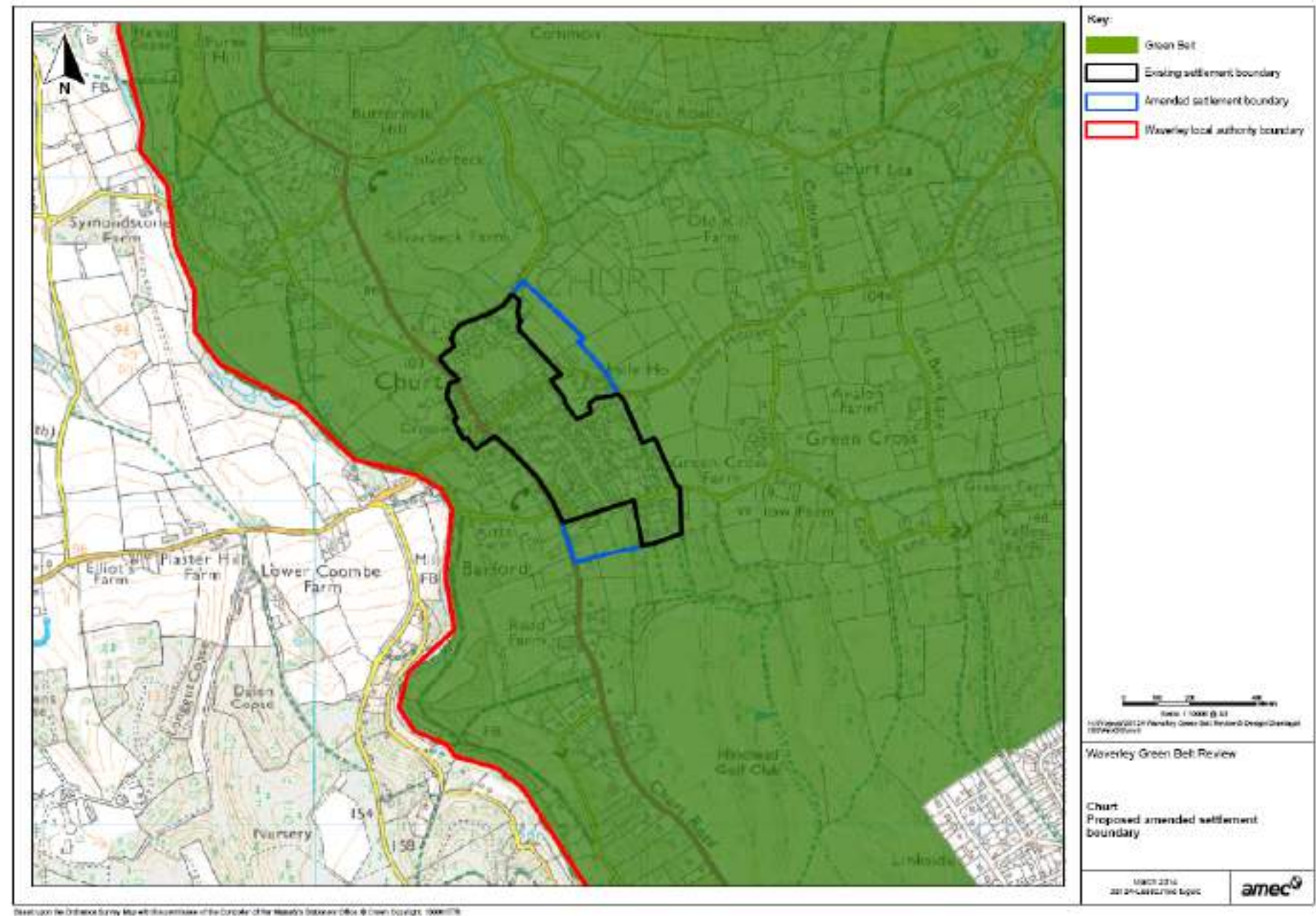
Key features:

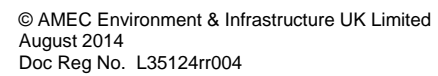
- Limited service provision



3.5.6 Conclusions and recommendations on land around Churt (segments W23, W24, W25, W27, W28)

There few opportunities to significantly extend Churt without damaging intrusion into the Green Belt. Some modest additions to the urban envelope could be considered – to the south and north west where development would effectively ‘round-off’ the settlement (to the south and north west, for example), but the total would be relatively modest. Given the role of the land in helping to limit urbanisation of the A287 corridor, extensive release, in Green Belt terms would be inappropriate.

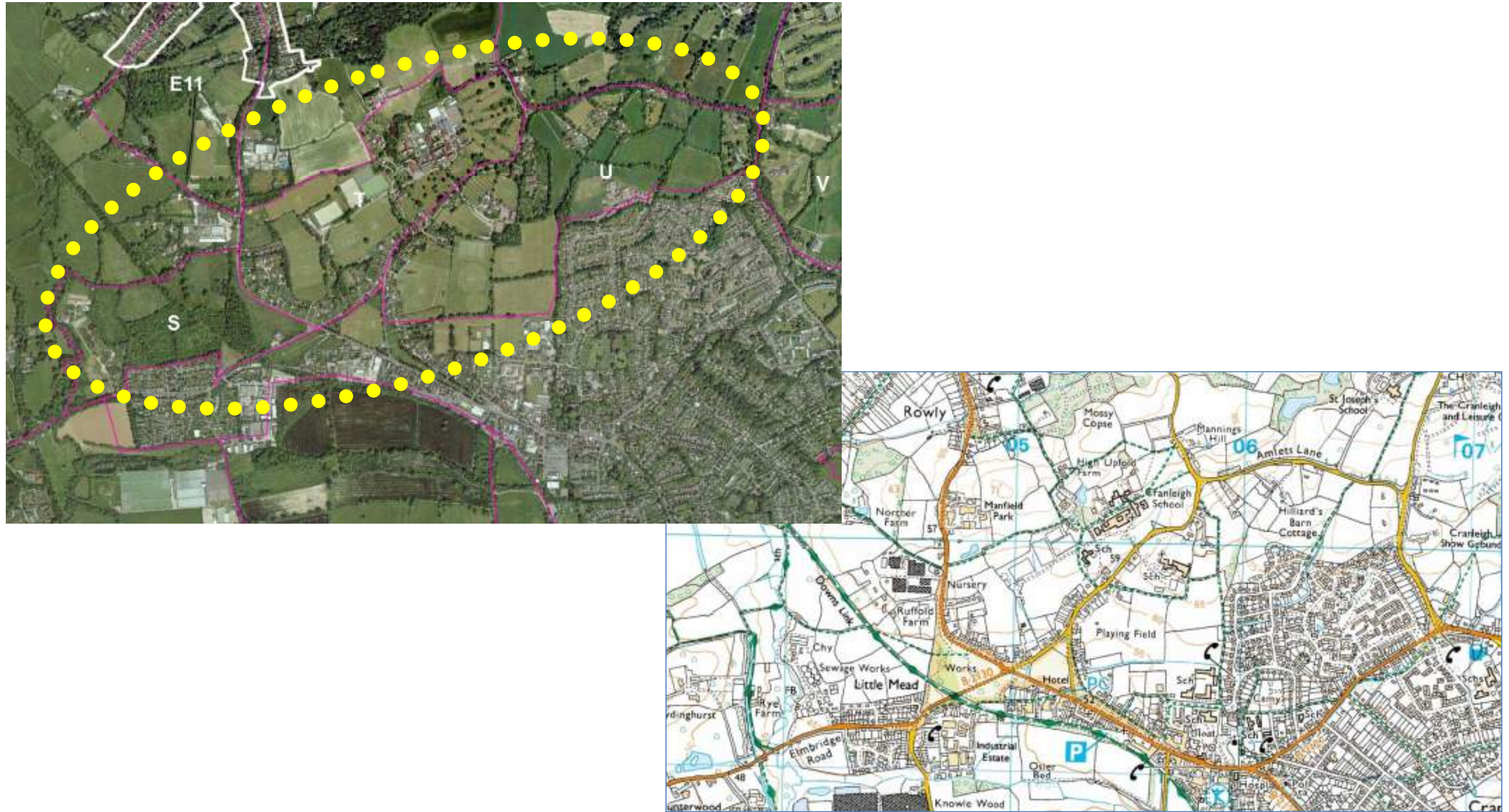




4. Areas with potential to be added to the Green Belt

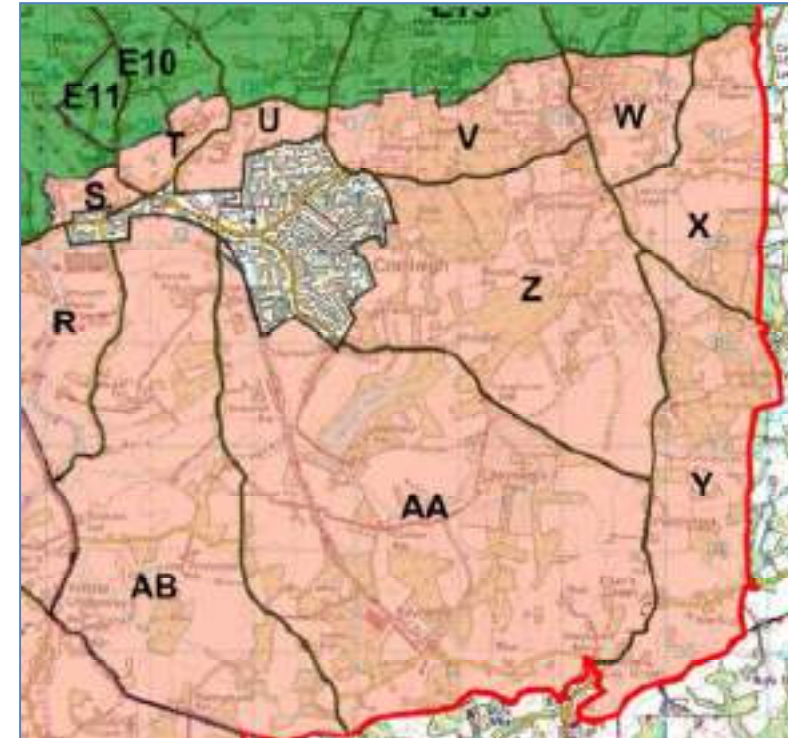
4.1 Land to the north of Cranleigh

4.1.1 Area of search

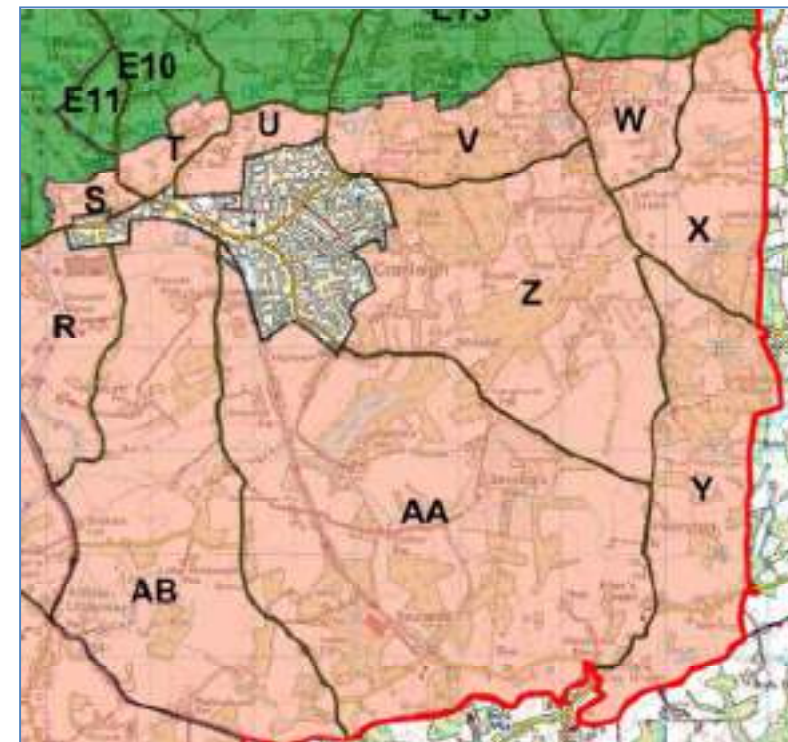


4.1.2 Assessment against Green Belt criteria

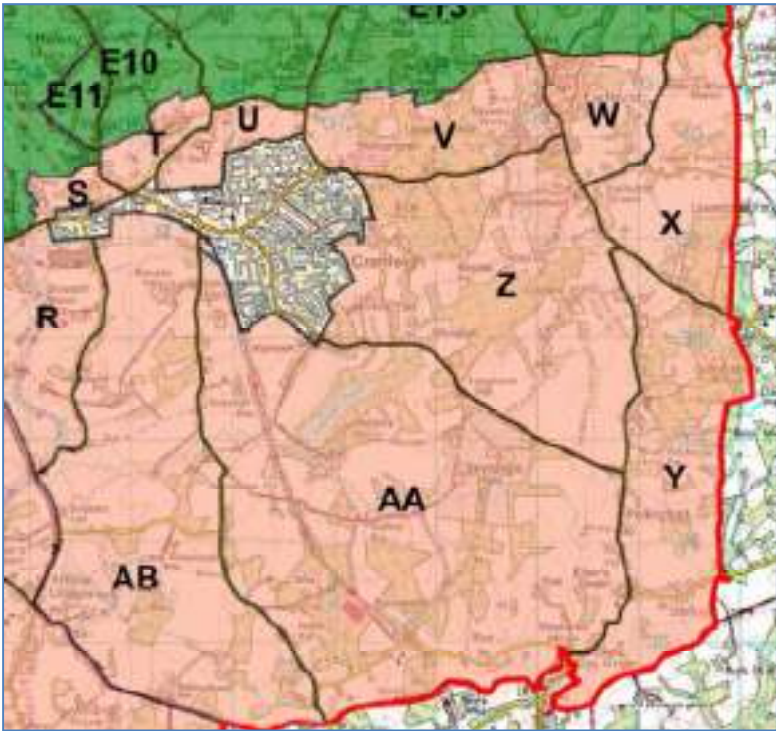
S: land to the north west of Cranleigh at Little Mead, north of B2130 Elmbridge Road.



T: land to the north west of Cranleigh between B2128 and Mannings Hill

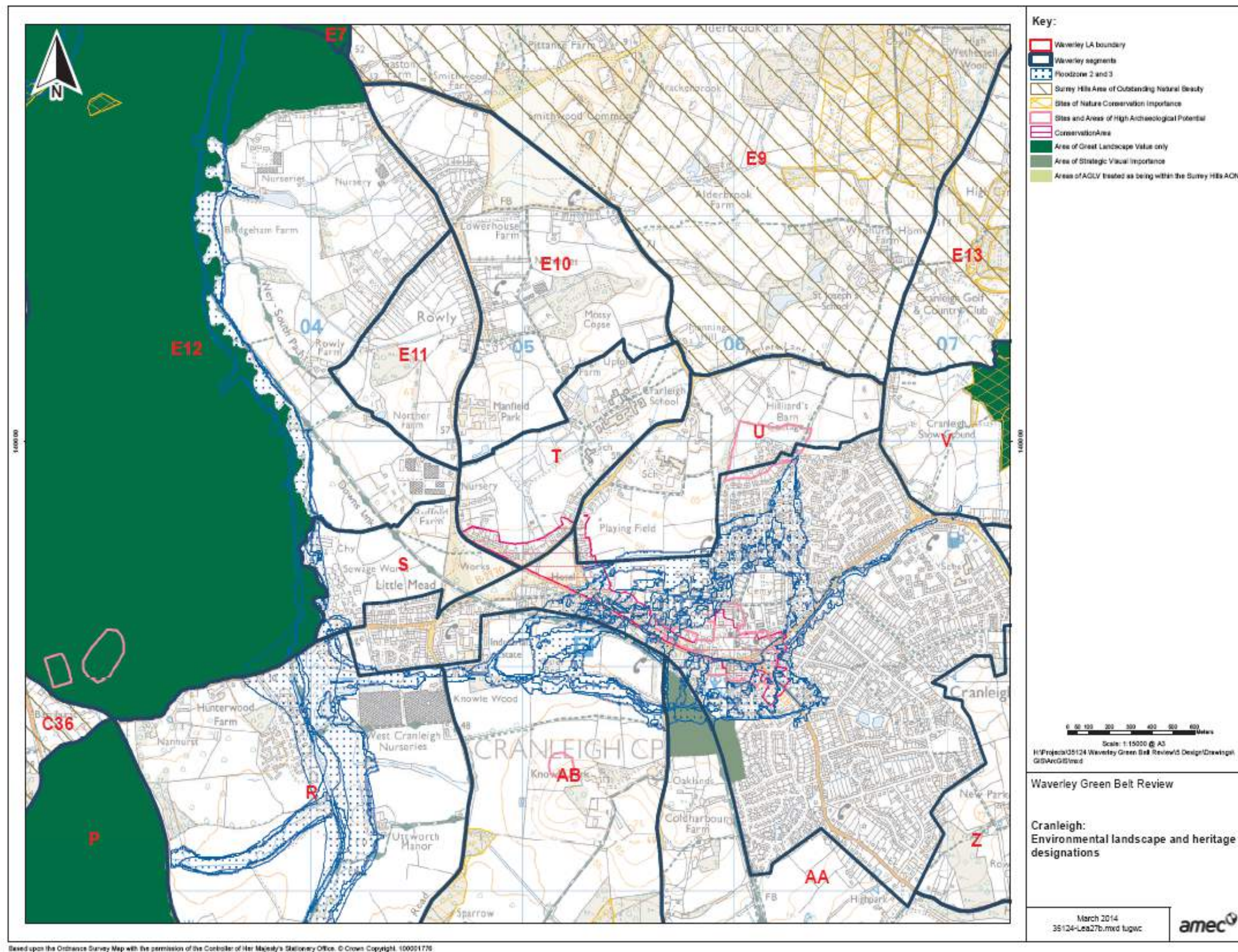


U: land to the north of Cranleigh bounded by Horseshoe Lane and Amlets Lane to the north.



Green Belt purpose	Assessment Criteria	Observations on segments S, T and U
Role in checking unrestricted sprawl	Role in preventing ribbon development and non-compact development	Potential role in limiting ribbon development along the B2128.
Role in preventing merger	Role in preventing urban areas from merging or narrowing the gap between them Width of the gap between towns	No role
Role in safeguarding the countryside from encroachment	Existence of clear, strong and robust boundaries to contain development and prevent encroachment in the long term Presence of significant urbanising influences Encroachment by built development	Potential role in protecting the land from progressive urbanisation.
Role in preserving setting	Views and links to historic centres and contribution of the land to the special character of the town	Potential role in protecting the northern approaches to Cranleigh, along the B2128.
Opportunities to plan positively for beneficial use	Potential contribution of development to enhancement of the Green Belt	There is potential to provide for enhanced public access, using existing PRoW to connect to the open countryside to the north.

4.1.3 Landscape, environmental and cultural heritage constraints



4.1.4 Landscape and visual assessment (boundary definition & containment, visibility & perception, contribution to landscape character)

Segments S and T are of mixed character, with various elements of urbanisation, and segment U being of more enclosed character on its eastern extent, less so to the west where sports pitches are the dominant land use. The B2130 forms the clearest boundary, for segments S and T along the southern extent and U along its northern extent.



4.1.5 Conclusions and recommendations on land to the north of Cranleigh (segments S, T and U)

The case for designation of these segments is a mixed one. There is clear pressure for development (both realised and potential) around the northern edge of Cranleigh and there is a danger that this extends in places to the poorly defined southern edge of the Green Belt. Redefinition of the Green Belt in places would help to strengthen its role in this locality.

Segment S

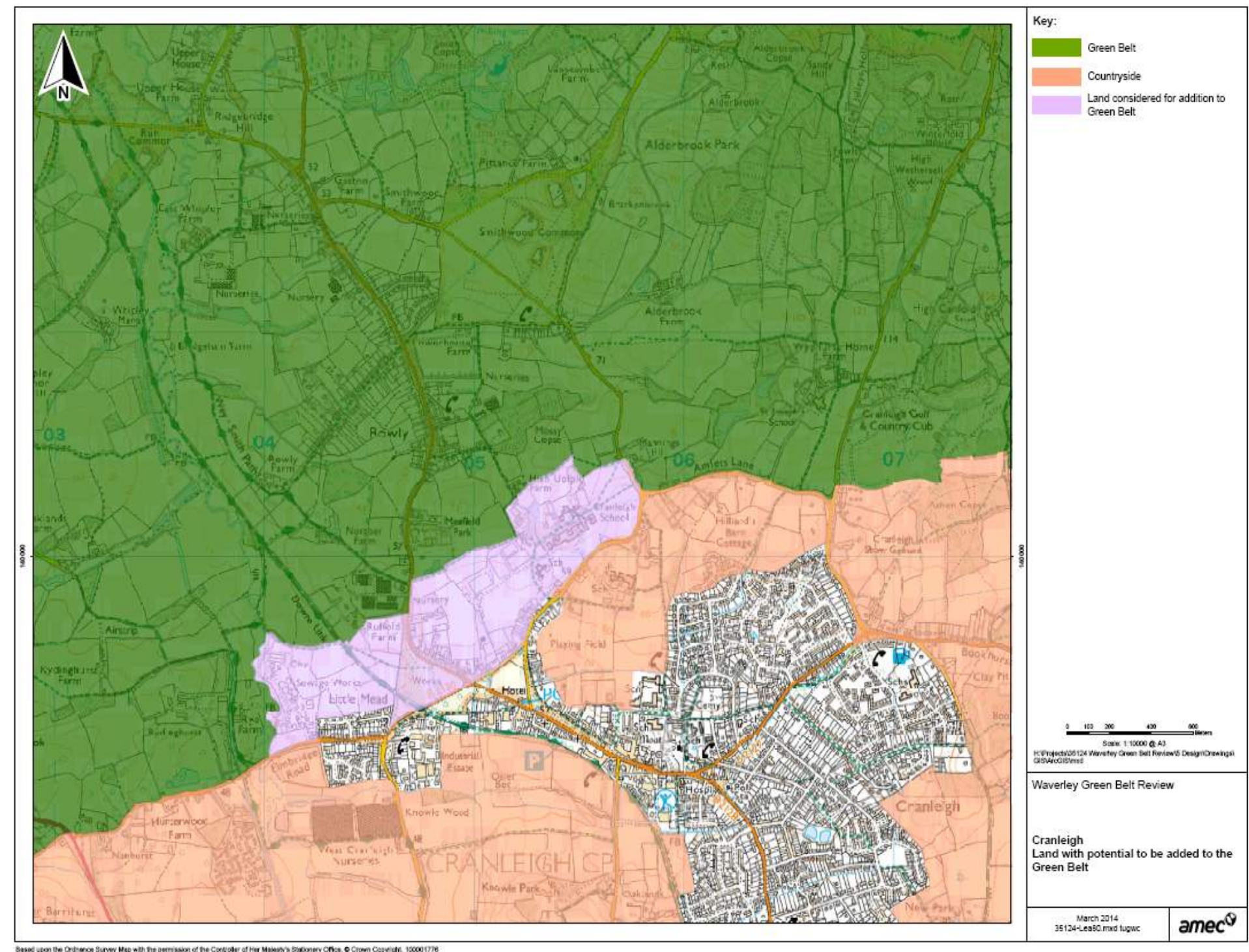
Comprising housing development, sewage works and some open countryside, this segment presents a reasonably strong case for Green Belt designation, extending to the B2130, in turn protecting land along the B2128.

Segment T

This land is dominated by Cranleigh School abutting the southern edge of the Green Belt, although there are fragments of open land to the west of the segment which helps to maintain openness along the B2128 corridor. This would complement the designation of Segment S.

Segment U

Over half this land comprises sports pitches with the remainder well-enclosed pasture. Designation would serve no clear strategic purpose, given the strong boundary set by the B2130.

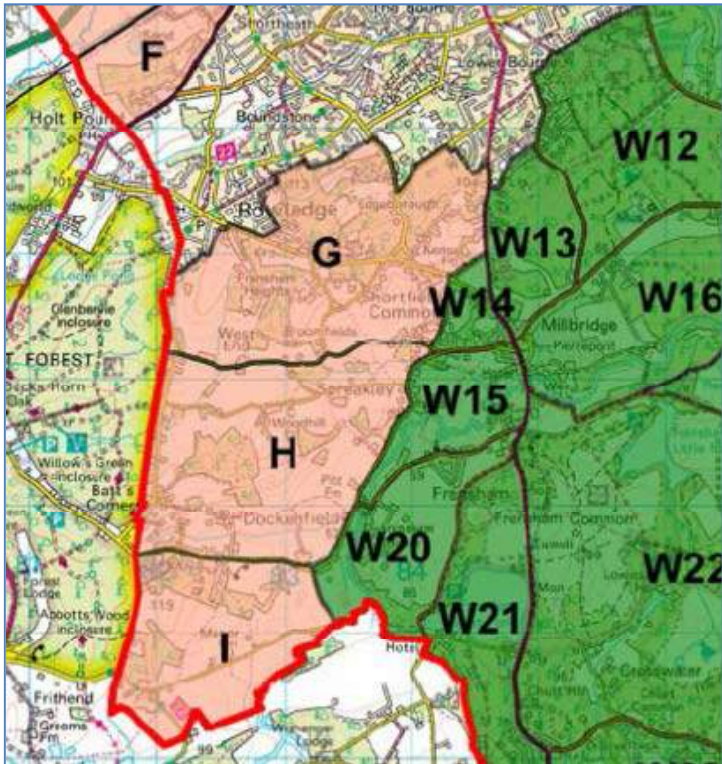
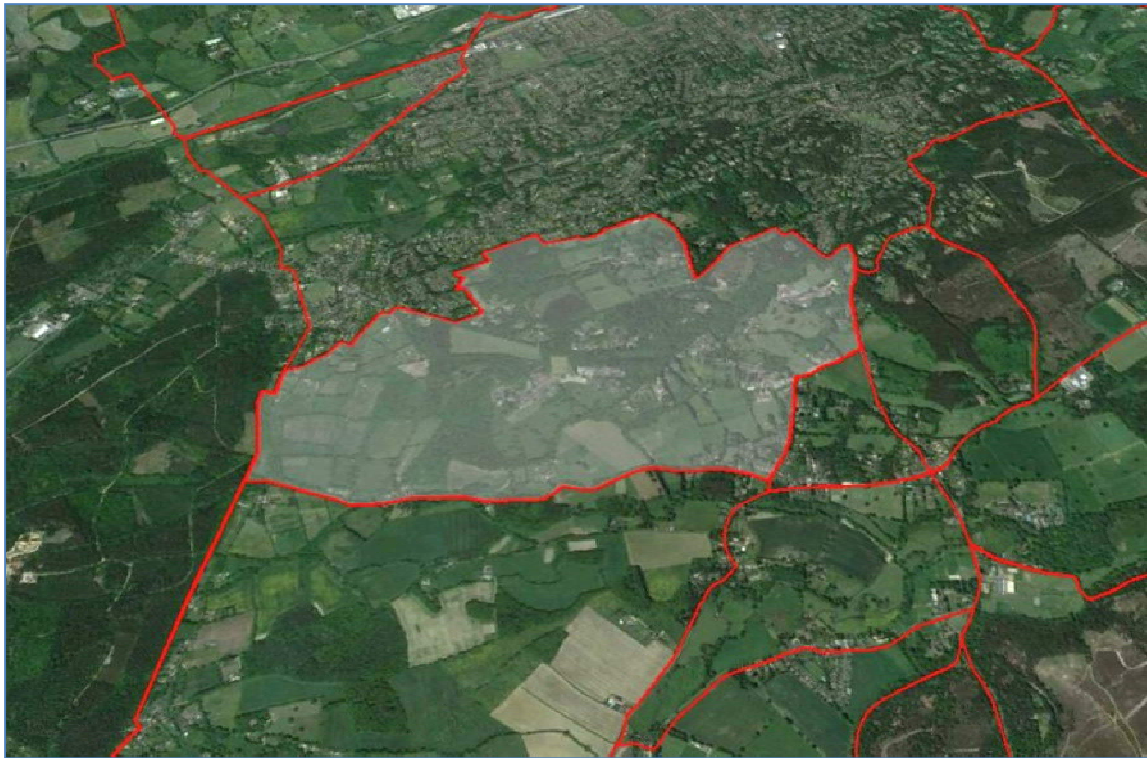


4.2

4.2.

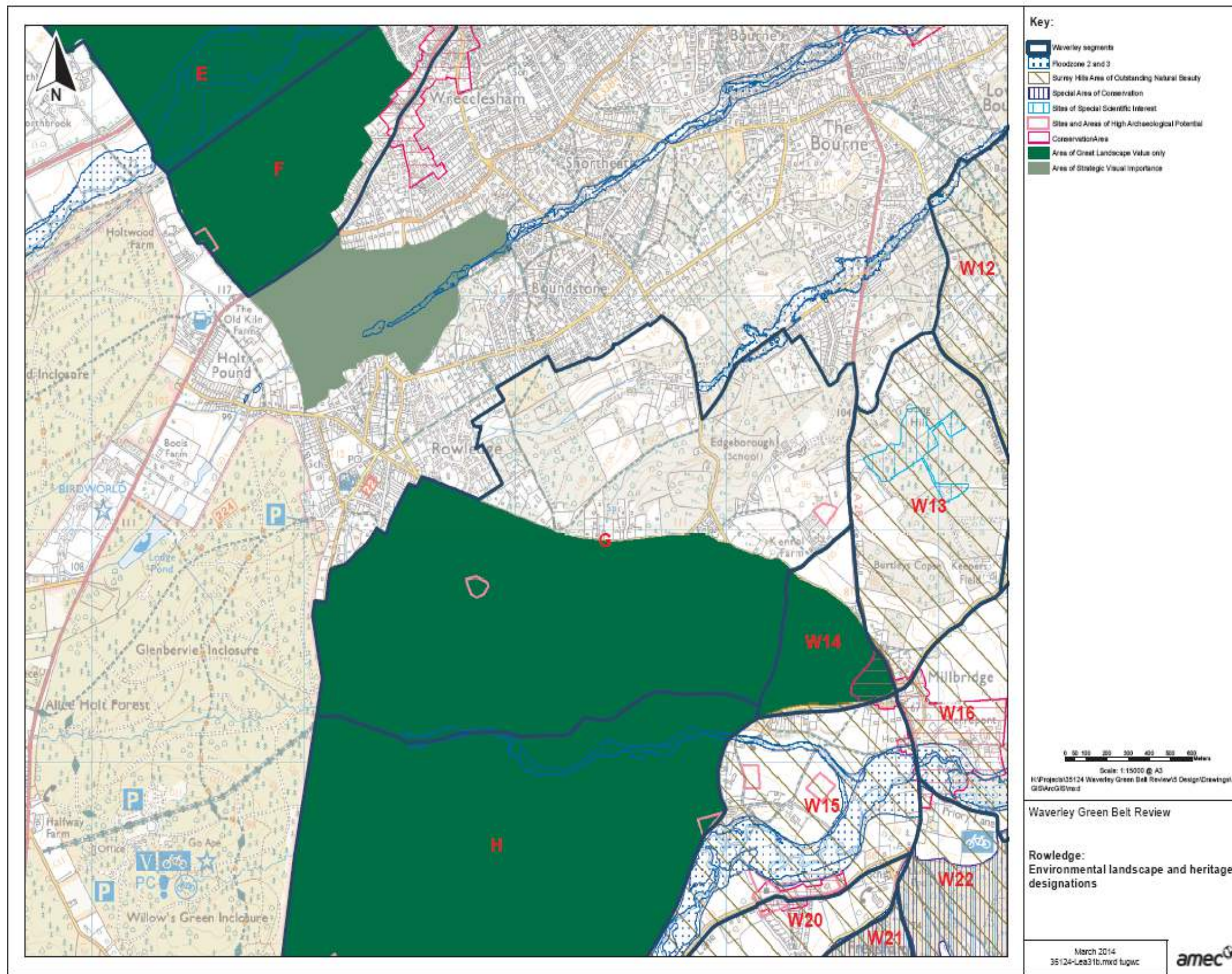


4.2.2 Assessment against Green Belt criteria



Green Belt purpose	Assessment Criteria	Observations on segments G, H and I
Role in checking unrestricted sprawl	Role in preventing ribbon development and non-compact development	Should land east of Rowledge be further developed, land to the south of The Long Road could come under pressure.
Role in preventing merger	Role in preventing urban areas from merging or narrowing the gap between them Width of the gap between towns	No clear role.
Role in safeguarding the countryside from encroachment	Existence of clear, strong and robust boundaries to contain development and prevent encroachment in the long term Presence of significant urbanising influences Encroachment by built development	Potential role in containing the southern edge of Farnham should land east of Rowledge be further developed. In addition, pressure for development in the vicinity of Shortfield Common and Spreakley could occur.
Role in preserving setting	Views and links to historic centres and contribution of the land to the special character of the town	Limited role
Opportunities to plan positively for beneficial use	Potential contribution of development to enhancement of the Green Belt	Opportunities to increase public access to the open countryside and links to Alice Holt Forest using existing PRoW and network of minor roads.

4.2.3 Landscape, environmental and cultural heritage constraints

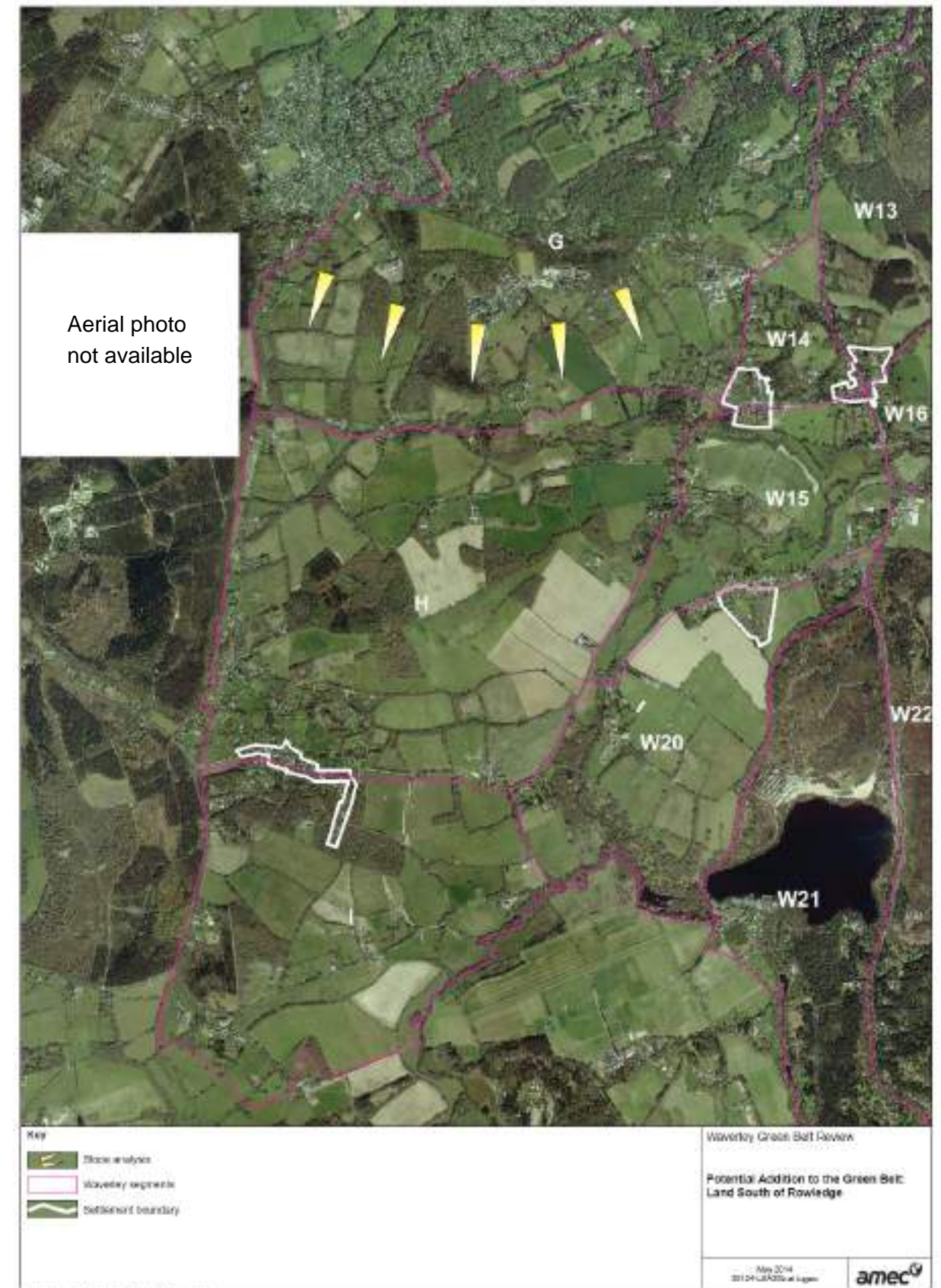
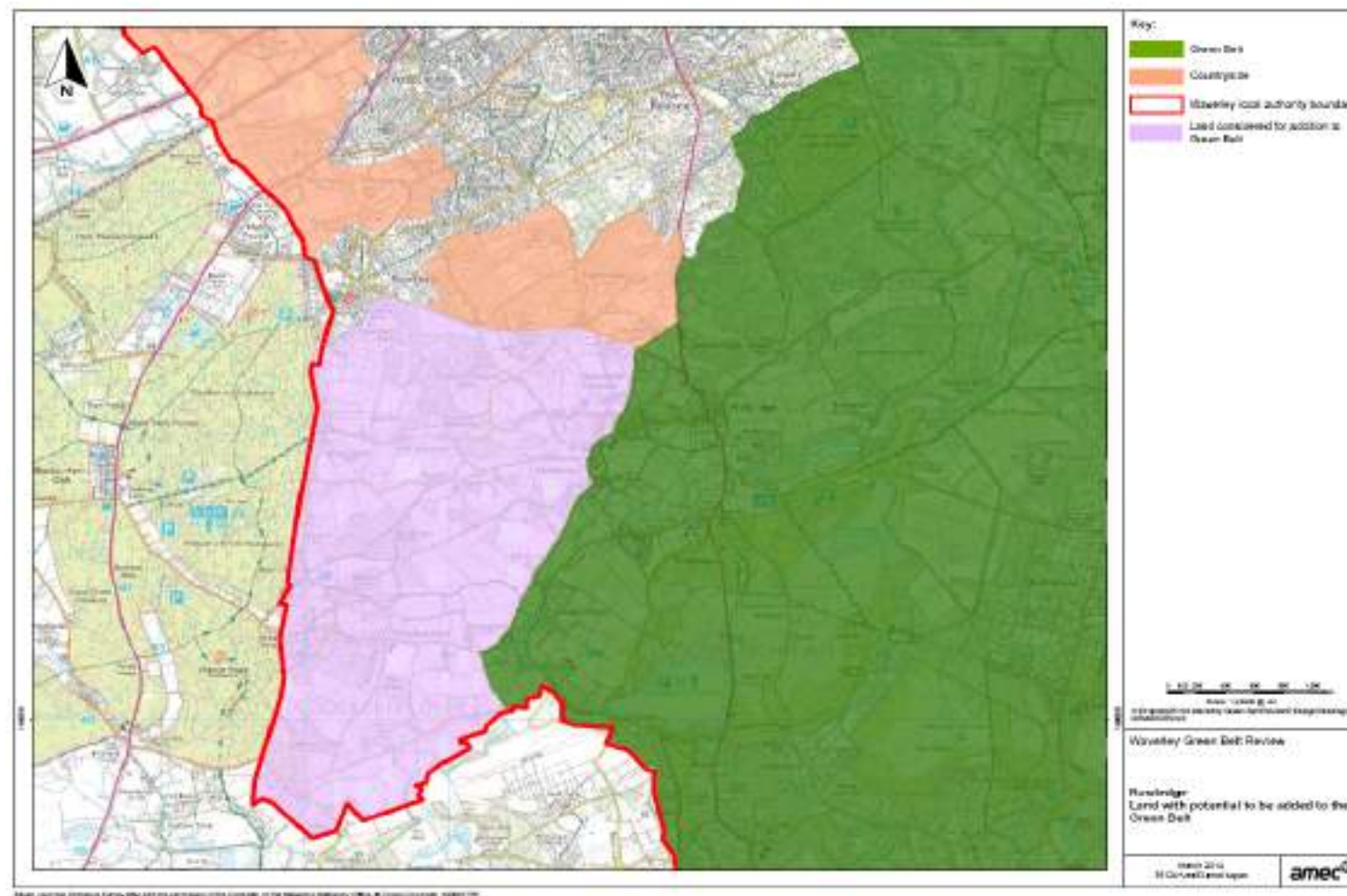


4.2.4 Landscape and visual assessment (boundary definition & containment, visibility & perception, contribution to landscape character)

Land to the north of The Long Road is highly enclosed, consisting mainly of woodland. Land to south of The Long Road, slopes away towards the valley of a tributary of the River Wey and consists of open countryside with extensive views (from Broomfield Lane) over farmland and woodland blocks with sporadic development.

4.2.5 Conclusions and recommendations on land to the south of Rowledge (segments G, H and I)

The urban area of Farnham extends through to, and effectively includes the Rowledge, creating an arc of largely undeveloped land between the current urban edge and The Long Road. Should demands for development land be such that this area is considered for development, then it would be logical to extend the Green Belt westwards south of The Long Road to protect open countryside from further encroachment. Indeed, Segments H and I could also be considered as part of this new area of Green Belt to the west of the A287. The Long Road forms the principal boundary feature, although minor roads also cross the land.

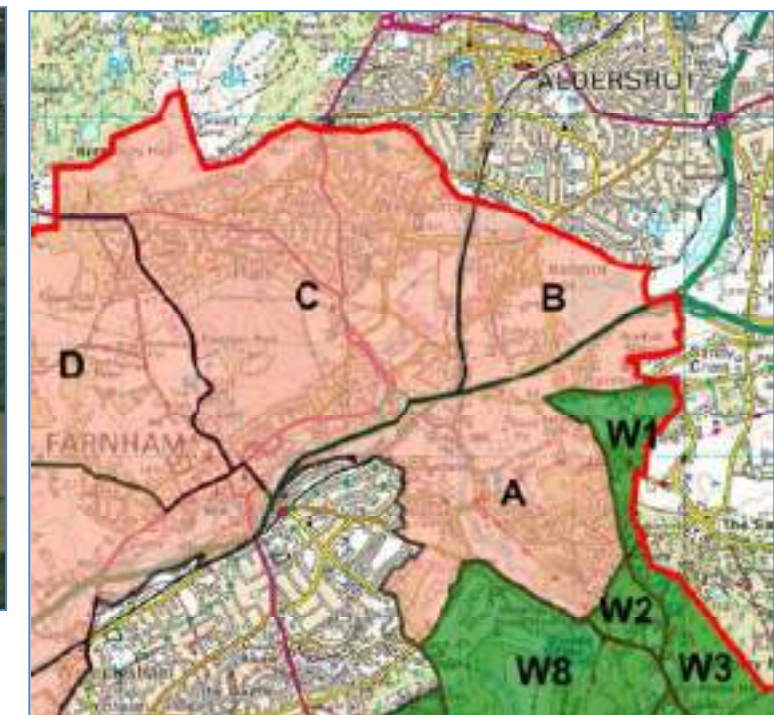


4.3 Land to the north east of Farnham around Compton and Badshot Lea (segments A and B)

4.3.1 Area of search

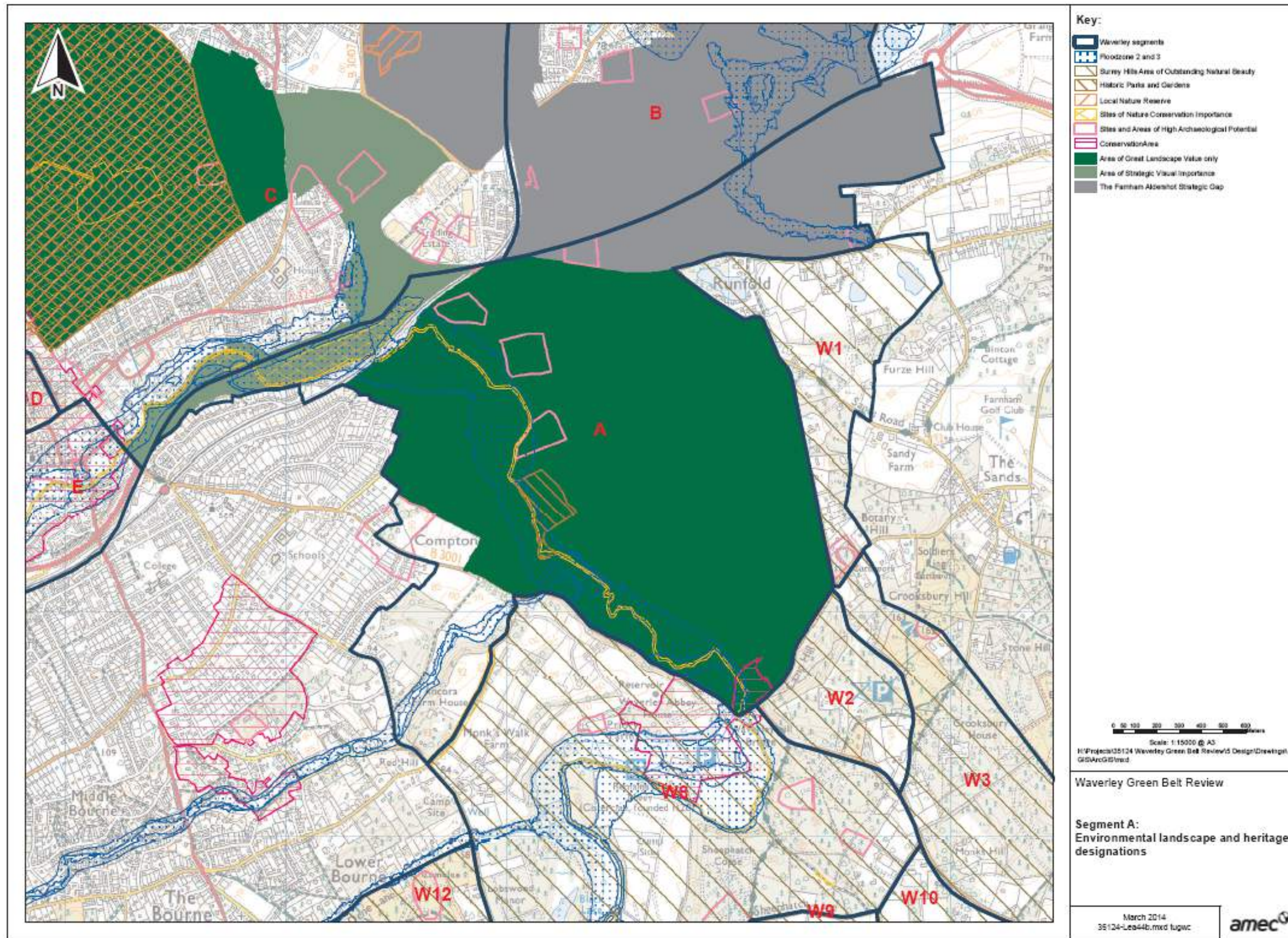


4.3.2 Assessment against Green Belt criteria



Green Belt purpose	Assessment Criteria	Observations on Segment A	Observations on Segment B
Role in checking unrestricted sprawl	Role in preventing ribbon development and non-compact development	Potential to contain Compton, and the eastern edge of Farnham more generally. Opportunities to round-off the settlement edge around Compton.	Potential role in limited sprawl of both Farnham and Aldershot, although the character is already one of sprawl.
Role in preventing merger	Role in preventing urban areas from merging or narrowing the gap between them Width of the gap between towns	Strategically, potential to help maintain the separation between Aldershot and Farnham, although the A31 acts as a significant barrier to any immediate visual connection.	Further development will narrow the gap between Aldershot and Farnham. Potential role in maintaining existing limited separation.
Role in safeguarding the countryside from encroachment	Existence of clear, strong and robust boundaries to contain development and prevent encroachment in the long term Presence of significant urbanising influences Encroachment by built development	Potential to limit the northward expansion of Moor Park.	The land is already heavily intruded by urban uses, limiting the sense of openness.
Role in preserving setting	Views and links to historic centres and contribution of the land to the special character of the town	Limited role.	Some role as part of entrance to Farnham along the A31.
Opportunities to plan positively for beneficial use	Potential contribution of development to enhancement of the Green Belt	Significant opportunities for landscape and access improvements, particularly associated with quarry restoration.	Significant opportunities for environmental enhancement of a landscape in poor condition with a degraded structure.

4.3.3 Landscape, environmental and cultural heritage constraints



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4.3.4 Landscape and visual assessment (boundary definition & containment, visibility & perception, contribution to landscape character)

Of highly variable openness, comprising a wooded pastoral landscape to the north of Monks Walk and along the valley of the River Wey. To the east, north of Moor Park, the extensively quarried landscape offers open views. Various roads, woodland, edges and roads, particularly around Compton, offer potential permanent boundaries.

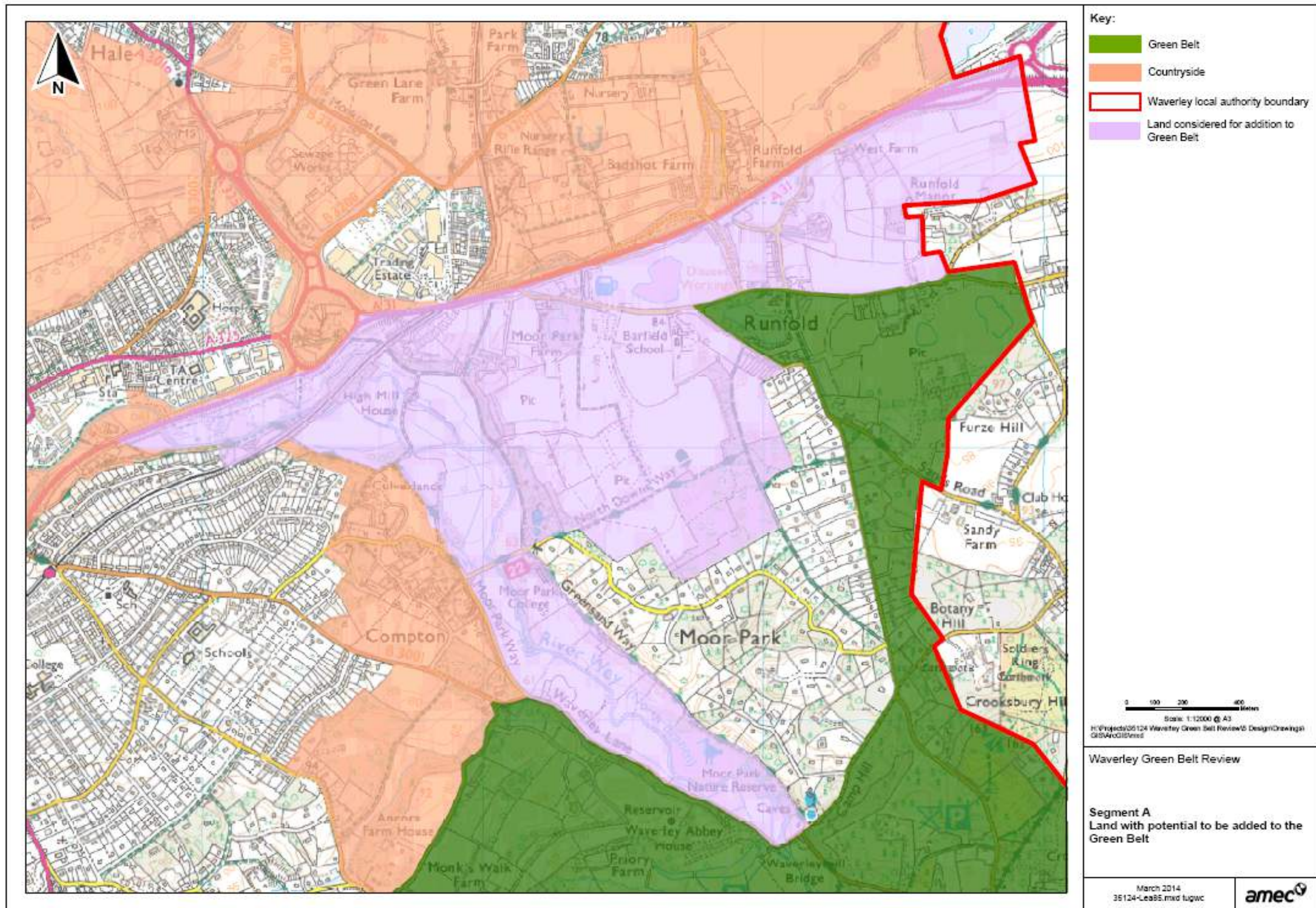
Around Badshot Lea, the land is characterised by progressive and sporadic urbanisation which is resulting in a lack of unity or coherence to the landscape. Whilst there are numerous (often unmanaged) boundaries associated with remnant pastoral land uses, which along with the flat topography limit long distance views, although the general impression is of an semi-urbanised landscape.

4.3.5 Conclusions and recommendations on land to the east of Farnham (segments A and B)

The three distinct landscape units of segment A – land around Compton, the River Wey valley and the quarry land to the north of Moor Park – offers potential for land release (in the vicinity of Compton) and designation of Green Belt (along the River Wey and the quarry area in anticipation of its restoration. This would complement existing Green Belt land to the south and east, along with the wider Green Belt in Guildford Borough.

Segment B presents a typical urban fringe landscape with diverse land uses set within a weak landscape structure. Development potential is high, and there has clearly been a progressive diminution of character and condition. Designation of Green Belt would assist with protecting the remaining sense of openness, although likely further deterioration in landscape condition would mean that the land is of a distinctly different character to current Green Belt land in the remainder of the Borough. In addition, the A31 acts as a significant separating boundary between this land and the Green Belt to the east, with limited visual connectivity. The case for designation appears weak, and other planning policies which helped to improve landscape character and condition as part of development could perhaps be used to better effect.





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5. Conclusions and Recommendations

5.1 Summary

Table 6.1 summarises the overall results of the assessment by the three categories of land: that which could be removed from the Green Belt, villages which could be in-set (thereby amending their current development envelope) and areas which could be added to the Green Belt and thereby help to strengthen its strategic role. The Green Belt character and role of areas of search is summarised, alongside key constraints and sustainability issues (which would have to be investigated separately), and an overall recommendation.

Table 6.1 Summary of Green Belt character and role, constraints and sustainability issues, and recommendations

Area of search	Green Belt character and role	Key constraints and sustainability issues	Recommendation and justification
Land considered for removal from the Green Belt			
Land at Aaron's Hill (segment C18) (Land between Aaron's Hill and Halfway Lane)	Open countryside, forming the western fringes of Godalming. Hard urban edge. Green Belt protects the countryside from encroachment.	Local landscape designations Proximity to Godalming	Potential to remove land from the Green Belt in co-ordination with Guildford Borough. Contained development site with appropriate boundary treatment.
Land around Charterhouse School (segment C19)	Predominantly playing fields and a golf course.	Recreational uses	Given the domination of sports and educational uses, it is recommended that Green Belt designation should remain, as further built development would compromise the sense of openness.
Land at Binscombe (segment C20) (Parcel to the south east of Binscombe (road))	Predominantly in agricultural use, this segment helps to define the western edge of Godalming, but does not contain it. Green Belt protects the countryside from encroachment.	Local landscape designations Conservation Area at Binscombe Proximity to Godalming	Potential to remove land from the Green Belt (small parcel of land to the south east of Binscombe (road)). This would effectively round-off the settlement and not affect the openness of the countryside.
Land at Farncombe (segment C21) (Parcels to the north of Green Lane)	Of mixed land use, forming part of the northern edge of Farncombe. Effectively part of Guildford Green Belt. Green Belt maintains separation and protects the countryside from encroachment.	Local landscape designations Proximity to Godalming Flood risk	Potential to remove land from the Green Belt, if co-ordinated with Guildford Borough Contained development sites with appropriate boundary treatment.
Land at Busbridge (segments C26 & C27)	Forms the southern fringe of Godalming, but visually contained by woodland at Busbridge Lakes. Green Belt protects the countryside from encroachment.	Local landscape designations Historic Parkland Proximity to Godalming	Notwithstanding the visual containment of the segments, release is not recommended given the relative sensitivity of the area and the difficulties in defining long term boundaries for smaller development parcels within these segments.
The eastern fringes of Haslemere (segments C46, C46, C50)	Contains Haslemere. Complex topography and structure, with graduation into open countryside. Green Belt limits sprawl and protects the countryside from encroachment.	AONB Proximity to Haslemere	No opportunities to remove land from the Green Belt identified without significant intrusion into open countryside.
Villages considered for inset within the Green Belt			
Land around Milford and Witley (segments C1 – C4, C6, C13 – C17)	Semi-urbanised locality with clearer Green Belt purposes for land to east, west, north and south. Green Belt maintains separation and limits sprawl.	AONB to north, west and south Nature conservation designations to west Conservation Areas Flood risk to east Proximity to Godalming	Potential to in-set villages with an amended development boundary. Potential for release of land at various locations around the villages and setting of long-term village development boundary.
Land around Bramley, Wonersh and Shamley Green (segments E1 – E8, C33, C34)	Varying land use, topography and visual enclosure, with Green Belt role stronger to north in maintaining gap between Bramley and Shalford. Dangers of local coalescence between Bramley, Wonersh and Shamley Green. Green Belt maintains separation, limits sprawl and protects countryside from encroachment.	AONB to west and east Flood risk Local services plus access to Guildford	No clear case to in-set villages, but amend village development boundary to accommodate selected infill. No clear opportunities for development land unless more ambitious change is sought.
Land around Chiddingfold (segments C41, C42, C47, C48, C51, C52)	Open countryside with varying land use, topography and visual enclosure. Green Belt protects the countryside from encroachment.	AONB Conservation Area Limited service provision	Potential to in-set village with an amended development boundary. Potential for release of land at various locations around the major developed part of the village and setting of long-term village development boundary.

Area of search	Green Belt character and role	Key constraints and sustainability issues	Recommendation and justification
Land around Elstead (segments W5, W11, W18, W19)	Green Belt protects the countryside from encroachment.	AONB Flood Risk to north and west Nature conservation to south and west Limited service provision	Potential to in-set village with an amended development boundary. Potential for release of land to the north east of the village and setting of long-term village development boundary.
Land around Churt (segments W23 – W25, W27, W28)	Open countryside of varying topography and land use. Strong woodland cover. Green Belt protects the countryside from encroachment.	AONB Limited service provision	No clear case to in-set village, but amend village development boundary to accommodate selected infill. Topography and landscape structure create few opportunities for significant release.
Areas considered for adding to the Green Belt			
Land to the north of Cranleigh (segments S, T, U)	Open countryside of varying land uses. Weak structure. Green Belt could protect the countryside from encroachment.		Potential to designate land containing Cranleigh School and to the west of the B2128 This would prevent potential urbanisation of the land between Rowly and Cranleigh.
Land to the south west of Farnham around Rowledge (segments G, H, I)	Open countryside with strong woodland/hedgerow structure. Green Belt could protect the countryside from encroachment.		Potential to designate land south of The Long Road. This would leave room for the longer term growth of Farnham whilst protecting open countryside to the south.
Land to the north east of Farnham around Compton (segment A)	Variable land use, from open countryside to quarry workings. Green Belt could help limit sprawl.		Potential to designate land to the west of Compton, from Moor Park Way and an un-named track westward towards Runfold to abut the Guildford Green Belt, using the A31 as northerly boundary. This reflects pressure for development around Moor Park and the complementary role the land could play in reinforcing the Green Belt to the south of the A31. Land on the fringes of Compton could be developed without significant visual intrusion.
Land to the north east of Farnham around Badshot Lea (segment B)	Highly variable, typical urban fringe land uses with poor landscape structure and condition. Relatively limited openness. Green Belt could help maintain separation between Aldershot and Farnham and limit sprawl.		Given the character of the landscape, limited openness, and isolation from the Green Belt south of the A31, the case for designation is weak. Other protection policies might have to (continue to) be used.

5.2 Land with potential to be removed from the Green Belt

The following areas of search have been identified as having potential for removal from the Green Belt without significant damage occurring:

- Land to the north east of Binscombe off Binscombe (road)
- Land to the north of Farncombe (in conjunction with land within Guildford Borough)
- Land at Aaron's Hill (in conjunction with land within Guildford Borough)

It is recommended that these areas are subjected to more detailed scrutiny in respect of sustainable development issues and landscape capacity and sensitivity testing. Removal of land from the Green Belt in these areas could be also be defined as safeguarded land (i.e. for use beyond the Plan period) to meet longer term development needs.

5.3 Villages and land with potential to be removed from the Green Belt

The following areas of search have been identified as having potential for removal from the Green Belt without significant damage to the strategic function of the Green Belt occurring:

- Land at Milford and Witley
- Land at Elstead
- Land at Chiddingfold

It is recommended that these areas are subjected to more detailed scrutiny in respect of sustainable development issues and landscape capacity and sensitivity testing with a view to in-setting villages within the Green Belt with an amended village boundary. This is in line with the NPPF which requires that settlements which are identified as holding potential to accommodate development should be inset within the Green Belt as part of the

amendment of their boundaries. In addition, a potential development area was identified at Wonersh, although there is no case for wider in-setting of the village given the absence of broader development potential. Here, alongside Bramley and Churt, there could be potential for limited rounding off and in-filling whilst remaining within the Green Belt.

Table 6.2 provides an overall summary of the recommendations for the villages which have been subject to review in this study.

Table 6.2 Summary recommendations for approaches to village status within the Green Belt

Approach	Villages
Inset village and change boundary	Milford, Witley, Chiddingfold, Elstead
Inset village, no change to boundary	None
Remain washed over and change boundary (i.e. for selected infill)	Bramley, Wonersh, Churt
Remain washed over and no change to boundary	Shamley Green, Rowly, Frensham, Grayswood, Thursley, Tilford

5.4 **Land with potential to be added to the Green Belt**

The following areas were survey for their potential to be added to the Green Belt, which could help resist undesirable change and strengthen existing Green Belt.

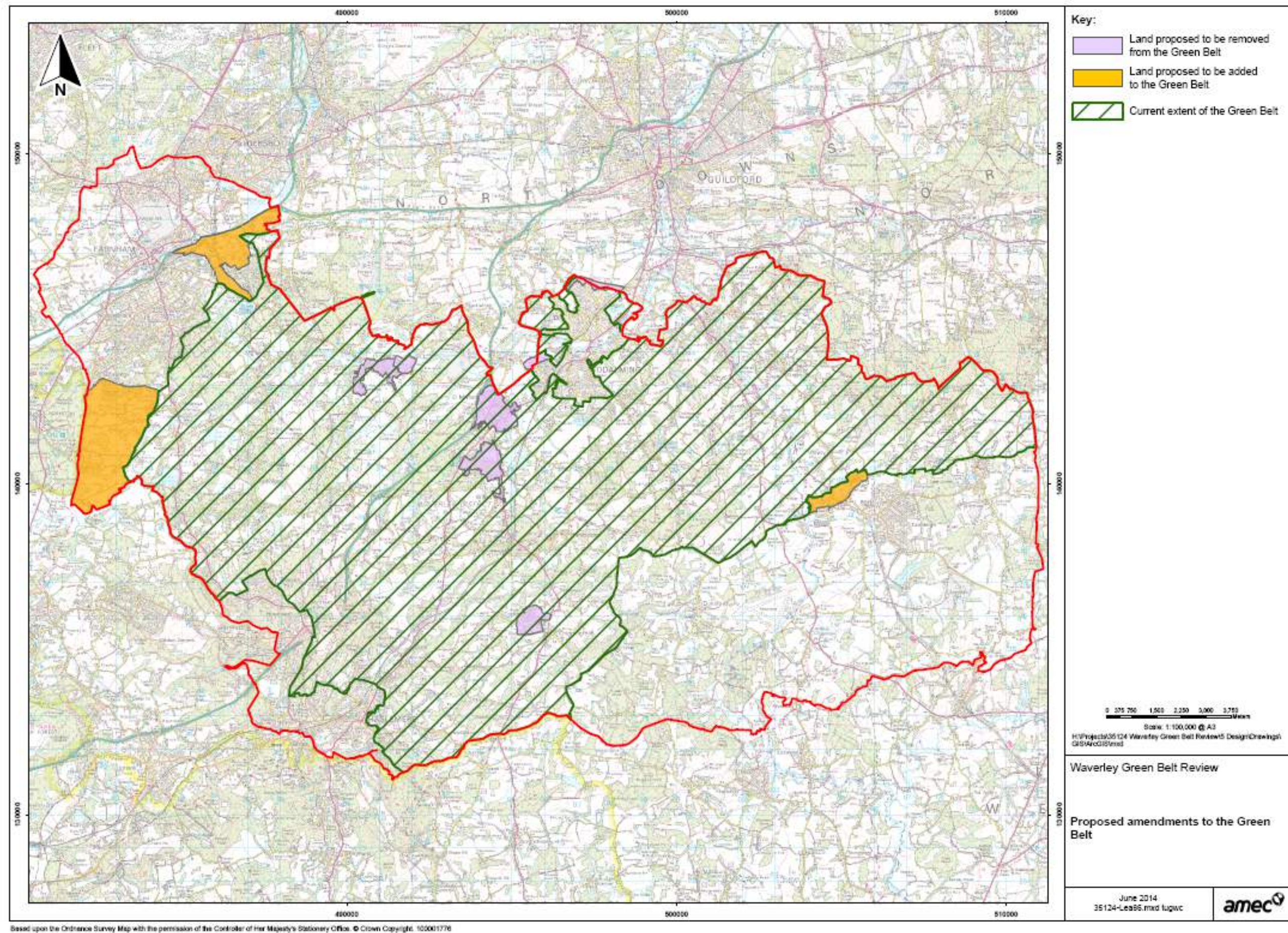
- Land to the north east of Farnham around Compton and Badshot Lea
- Land to the north of Cranleigh
- Land to the south of Farnham east of Rowledge

It is recommended that the land to the west of the River Wey and south of the A31 is designated as Green Belt, protecting the land from further intrusion and reinforcing existing Green Belt to the west. This would give opportunity for a modest extension of the eastern edge of Farnham, providing a long term boundary for its long-term containment. Whilst the land around Badshot Lea is clearly under significant development pressure, the case for designation is not strong given its current urbanised character and isolation from the Green Belt (in Waverley and Guildford Boroughs) to the south of the A31. The land could be protected by other means, principally by designation as a strategic gap to prevent the merger of Aldershot and Farnham.

Land to the north of Cranleigh is potentially at risk of further urbanisation which would extend the footprint of Cranleigh northwards to meet the current Green Belt boundary.

Land south of Farnham could be justified for inclusion in the Green Belt should development pressure between the current urban edge and The Long Road be considered to be significant and therefore begin to change the character of the land to the south of The Long Road. There is the opportunity to create clear, long term development boundaries in this area, using Green Belt to assist this.

The recommended changes to the boundaries of the Green Belt across Waverley are illustrated in the following figure.



5.5 Sustainable development issues

As part of the evaluation, a range of sustainable development issues have been identified which need to be taken into account as part of appraising suitability for development. These largely centre on various environmental constraints such as flood risk and nature conservation designations, along with service provision and accessibility. The Waverley Settlement Hierarchy (2012) identifies the following survey settlements with the following functions:

Communities with Key Services

Godalming

Communities with Local Services

Bramley, Milford, Elstead, Witley, Chiddingfold

Rural Communities with Limited Services

Churt, Shamley Green

Rural Communities with Very Limited Services

Wonersh

Where potential for development without significant harm to the Green Belt has been identified, further detailed work on the form and function of these settlements in respect of their potential to accommodate development is recommended. This would examine in detail service capacity, for example, and the detail of how new residents would access existing or potential new services.

5.6 Next steps

In light of the recommendations set out in this report, Waverley Borough Council will use this evidence as part of the plan preparation process to review the case for the revision of Green Belt boundaries and in-setting of villages weighed against other aspects of the evidence base, including:

- Housing need for the plan period and beyond;
- The identification of sites submitted through the SHLAA process;
- Sustainability Appraisal findings;
- Environmental and landscape constraints; and
- The wider development strategy of the Borough in respect of the settlement hierarchy and an appropriate distribution of growth.

Identification of an area as holding potential for release from the Green Belt does not imply that all the identified area should or could be developed. For example, Green Infrastructure could form significant parts of some areas, complementing and enhancing existing landscape and environmental features. In addition, as with any other potential development site, detailed work on site capacity, character and viability would be required.

Any review of Green Belt boundaries (their prime characteristic being their ability to endure), demands the application of stringent tests of exceptional circumstances, both in terms of removal of land from, or its addition to, the Green Belt. These tests would need to be applied as part of plan preparation.

Appendix A

Assessment Criteria for Green Belt Form and Function

Green Belt Character and Purposes	Assessment Criteria	Potential Impact of Development
Openness	Open character	<ul style="list-style-type: none"> Would development in this area affect the openness of the Green Belt? Would development in this area impact negatively on the visual amenity of the Green Belt?
Permanence	Recognizable physical features	<ul style="list-style-type: none"> Is this area of Green Belt associated with recognisable permanent physical features? Are there any threats which may weaken the ability of the Green Belt to endure beyond the plan period?
To check the unrestricted sprawl of large built-up areas	Role in preventing ribbon development and non-compact development	<ul style="list-style-type: none"> Would the loss of this Green Belt parcel lead to or constitute ribbon development? Would the loss of this Green Belt parcel result in an isolated development site not connected to existing boundaries? Would the loss of this Green Belt parcel effectively 'round off' the settlement pattern? Do natural features and other infrastructure provide a good existing barrier between the existing urban area and undeveloped land, which if breached may set a precedent for unrestricted sprawl? Would the loss of this Green Belt parcel reduce the open land contiguous to or with close proximity to the large built up area?
To prevent neighbouring towns from merging into one another	Role in preventing urban areas from merging or narrowing the gap between them Width of the gap between towns	<ul style="list-style-type: none"> Would development increase the potential joining or blending of towns? Would development contribute to an overall loss of openness in the gap between towns? Would the loss of this Green Belt parcel lead to a relatively significant reduction in the distance between towns? Would the loss of this Green Belt parcel lead to or constitute ribbon development between towns?
To assist in safeguarding the countryside from encroachment	Existence of clear, strong and robust boundaries to contain development and prevent encroachment in the long term Presence of significant urbanising influences Encroachment by built development	<ul style="list-style-type: none"> Would the loss of this Green Belt parcel reduce the defensible boundary between the existing urban area and open countryside? Would the loss of this Green Belt parcel lead to encroachment due to a loss of an appropriate use? Does the Green Belt parcel contain buildings that are not in agricultural use and development on part of the site would be classed as brownfield rather than greenfield development?
To preserve the setting and special character of historic towns	Views and links to historic centres and contribution of the land to the special character of the town	<ul style="list-style-type: none"> Would the loss of this Green Belt parcel reduce the quality of the landscape setting and/or key gateway for this historic town?
Plan positively to enhance the beneficial use of Green Belt, such as improved access, outdoor sport and recreation; enhancement and retention of landscape; visual amenity and biodiversity, and improvements to damaged and derelict land (NPPF para 81)	Potential contribution of development to enhancement of the Green Belt	<ul style="list-style-type: none"> What opportunities exist to: improve public access, sport and recreation, landscape enhancement, visual amenity and biodiversity?



Appendix B

Indicative Service catchments

