
Shaping Elmbridge A New Local Plan



**Green Belt Boundary Review – Minor Boundary
Amendments**
June 2019



Elmbridge
Borough Council
... bridging the communities ...

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1.0 Introduction

Purpose

- 1.1 As part of the preparations of a new Local Plan, one of the key considerations for the Council and its communities is how much growth and new development can be delivered within the Borough whilst, balancing a number of economic, social and environmental factors. This assessment has been produced to inform the production of the new Elmbridge Local Plan.
- 1.2 National policy and guidance states that Green Belt boundaries can only be changed through the Local Plan production (or review) process and should look to be set along clearly defined, recognisable boundaries with a degree of permanence that should last beyond the Plan period. The purpose of this exercise is to undertake a detailed review of the whole of the Green Belt boundary in Elmbridge to consider (and if necessary suggest) minor amendments to the existing boundary line.
- 1.3 This assessment forms part of the Local Plan evidence base, a suite of documents that together, will inform the spatial strategy for the Borough. It is a companion document to the Borough wide Green Belt Boundary Reviews (GBBRs). These were carried out for the Council by Ove Arup and Partners Limited (ARUP) in March 2016 and December 2018.

Scope

- 1.4 As part of the preparation of the Local Plan Evidence Base, the Council commissioned a Borough-wide Green Belt Boundary Review (GBBR) which was completed by Ove Arup and Partners Limited (ARUP) in March 2016. This focused on two interlinked parts: first, a strategic review of the Elmbridge Green Belt within the wider Metropolitan Green Belt context; second, a local review of identified Green Belt Local Areas (parcels) to identify the relative performance of the Green Belt against the National Planning Policy Framework (NPPF) defined purposes of the Green Belt.
- 1.5 This assessment looks at the Green Belt boundary, focusing on minor anomalies. This document sets out the methodology used when assessing the current boundaries of the Green Belt and proposing any minor changes that may be required to make it more logical or defensible. For example, due to the improvements in mapping, the current boundary of the Green Belt may run through the back garden of a property, but not along any distinguishable feature. In this instance, this review would recommend that the boundary is relocated to the rear boundary fence of the property to give the Green Belt a definable boundary that has permanence.

- 1.6 It should be noted that the Council has not concluded that it is necessary to release or extend Green Belt Land or that there are the exceptional circumstances to justify amendments to the existing Green Belt boundaries.
- 1.7 The outputs from this assessment together with the series of GBBR documents will inform the identification of the Council's options and subsequent approach for the Local Plan and site selection. The series of GBBR documents includes a review of weakly performing Local Areas of Green Belt, an assessment of accessibility and minor boundary amendments. A Green Belt Boundary Review Overview Paper will bring together the outputs and key findings from this series of assessments.
- 1.8 The assessment was undertaken in Summer 2018

2.0 National Policy Context

- 2.1 The National Planning Policy Framework (NPPF) (2019) reinforces the Government's objective to significantly boost the supply of homes in England. The NPPF requires that, as a minimum, Local Plans should provide for an areas' housing and other development needs, as well as any that cannot be met within neighbouring areas, where it is practical to do so and is consistent with achieving sustainable development.
- 2.2 The NPPF sets out the overarching national policy for local plan making in England. It sets out a presumption in favour of sustainable development and in paragraph 11 states that local planning authorities should positively seek opportunities to meet the development needs of their area and that Local Plans should meet objectively assessed need unless any adverse impacts of doing so outweigh the benefits or where the NPPF indicates development should be restricted.
- 2.3 The National Planning Policy Framework (2019) provides the Green Belt policy context. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence (paragraph 133). The five purposes of the Green Belt are identified in paragraph 134:
- a) To check the unrestricted sprawl of large built-up areas;
 - b) To prevent neighbouring towns merging into one another;
 - c) To assist in safeguarding the countryside from encroachment;
 - d) To preserve the setting and specialist character of historic towns; and
 - e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land.
- 2.4 In paragraph 136 the NPPF states that once established Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so they should be capable of enduring beyond the plan period.
- 2.5 The NPPF also states (in paragraph 139(f)) that local planning authorities should define boundaries clearly, using physical features that are readily recognisable and likely to be permanent. As set out in Section 4.2.2 of the Council's GBBR 2016, the boundaries should be defined clearly by using physical features that are readily recognisable and likely to be permanent. This could include (but is not limited to):
- Motorways;
 - A and B Roads;
 - Railway lines;

- River Thames;
- River Mole;
- River Wey Navigation; and
- Reservoirs

2.6 Nevertheless, given the range of urban and more rural conditions in Elmbridge, a flexible approach to the identification of boundaries has been taken using additional durable boundary features such as;

- Unclassified public roads and private roads;
- Smaller water features, including streams, canals and other watercourses;
- Prominent physical features (e.g. ridgelines);
- Existing development with established, regular or consistent boundaries; and
- Protected woodland or hedgerows.

3.0 Methodology

Context

- 3.1 Green Belt Policy was established in the 1940s and 1950s and has changed over time. The Green Belt in Elmbridge was last delineated in 1993. Since then the accuracy of mapping (primarily led by advances in digital maps) has improved greatly, as well as there being other changes and developments in the Green Belt since these boundaries were last drawn. With the passage of time and the availability of more accurate electronic mapping, combined with the fact that the Council is currently preparing a new Local Plan, now is considered to be an appropriate time to review the current Green Belt boundary and make minor amendments as may be necessary.
- 3.2 Amendments to the existing boundary line may be necessary for the following reasons:
- Where the availability of more detailed geographical information has highlighted minor discrepancies.
 - To follow natural boundary, property or OS lines where the existing Green Belt boundary is illogical.
 - Where the boundary is no longer appropriate or logical following post-1993 development.
- 3.3 This review seeks to focus on the detailed Green Belt boundaries around the fringes of the urban areas, suggesting minor boundary amendments that may be required to make it more logical and defensible where anomalies currently exist. The purpose of this review is not to release land to accommodate new development or increase an area's development potential, although this may be the result in some cases, for example, where the current boundary runs through the middle of a car park, and the conclusion is to relocate the existing boundary to run along its edge instead.

Approach

- 3.4 57% of Elmbridge is Green Belt; the remaining land in the Borough is in the urban area. It is the boundary line between each individual part of the urban area and the Green Belt that is the subject of this review. The Borough has been divided into a series of 500m by 500m 'tiles' and each of these (where it covers part of the edge of the urban area) has been reviewed to check whether any of the Green Belt boundary within it needs amending, either to add or remove land from the Green Belt. A numbered map showing the tiles covering the urban edge is set out in Appendix 1.
- 3.5 As part of the methodology for guiding the re-definition of the Green Belt boundaries a number of guidelines to assist in their delineation are set out below:

- The boundary amendments should only be looking to move the Green Belt to a durable boundary where it does not currently follow one, e.g. where it currently cuts through a back garden, moving it to the rear boundary of the property. It should not look to 'upgrade' the boundary, e.g. moving from the rear of a property to a road or river to make it 'stronger'. This will mainly focus on meeting lines shown on OS mapping, which will reflect a more accurate picture of boundaries. This is because the Green Belt was last drawn in 1993 and since then, GIS mapping has developed and improved, which means some of the old Green Belt boundaries are no longer accurate. These will be corrected to reflect the updated reality on the ground.
- Areas of road parallel / adjacent to the urban area may either be included in or excluded from the Green Belt. The assessment of whether the road should be included or excluded will be done on a case-by-case basis, taking account of the wider context and the existing boundary (and any in / out deviations it may currently have). Where a more natural feature (as opposed to a road, for example) occurs near the edge of the urban area e.g. dirt tracks or rivers, these should be included in the Green Belt.
- The Green Belt boundary may also be amended to take account of developments that have taken place since it was last drawn along the urban edge. This will allow larger areas of development that are of a more 'urban' character to be removed from Green Belt to reflect the reality of their character and to strengthen those areas that remain open. An example of where this has taken place is the site of the former Government Buildings, Kingston Bypass Road, Hinchley Wood which was granted planning permission for re-development in 2004 under application ref no: [2004/2022](#) for a new residential estate.

3.6 Although the above are the general guidelines to be followed, there may be instances where these are not suitable / appropriate. Therefore, in a limited number of instances, there may be deviations from them to ensure the Green Belt boundary can be drawn in the most logical way.

Process

3.7 The process for examining each area was as follows:

(1) Desktop Study

Each section was examined in the first instance for anomalies in the boundary, using OS base maps and 2012 aerial photography. If the boundary was found to be defensible (i.e. it is logical and justifiable) no further action will be required.

(2) Site Visits

If a part of the boundary was in question at the desktop study stage, a site visit was undertaken to further investigate. Photographs were taken of the area in question if necessary.

(3) Proposed amendment

Following the consideration of the base map, aerial photography and a site visit (if required), if an amendment to the Green Belt boundary line was considered to be appropriate (for the reasons identified in paragraph 2.5 above), a suggested new boundary line was proposed and plotted.

- 3.8 All proposed changes have been plotted on a GIS map and entered into the table in **Appendix 2**, which will give the reason for the proposed change.
- 3.9 To explain a proposed minor amendment more fully, a proforma was prepared. A base map is provided (and if necessary an aerial image) with the existing Green Belt boundary and any proposed changes clearly indicated, with a commentary provided to explain the justification for the proposed amendment. All the proformas showing the proposed amendments can be found in **Appendix 3**.

Links with the Borough-wide Green Boundary Review

- 3.10 This assessment only focuses on minor boundary amendments to the Green Belt. Should the Council consider that there are 'Exceptional Circumstances' to justify amendments to the Green Belt and identify a preferred approach for the Local Plan which includes the release of land from the Green Belt, the Council may wish to recommend these minor areas for removal and inclusion in the Green Belt.
- 3.11 However, if the preferred approach is not to release any Green Belt for development due to exceptional circumstances, the Local Plan review may still assess whether their minor boundary amendments should be included, which would include a review of the precise boundaries.
- 3.12 There are therefore a number of Tiles that were not, or only partially assessed, as part of this review. They include:

Key Strategic Area	Tiles
Land north of Blundell Lane including Knowle Hill Park and Fairmile Park, Cobham	187, 188, 196-198, 205 and 206
Land south of the A3 including Chippings Farm and The Fairmile, Cobham	154, 155, 167-170 and 178-180
Land north of the A309 and east & west of Woodstock Lane North, Long Ditton	44, 45 and 58-60

3.13 In addition, as part of this assessment the Council will need to consider any proposed minor amendment within the context of the Borough-wide GBBR. For example, Tiles 82 & 96 focus on a small area of land which forms the gap between Esher and Hersham. In this area of Green Belt there is a scattering of low-density, large detached residential properties set with expansive plots and set back from the road frontage. Within the GBBR this area of land forms Local Area 47 (see Figure 1 below). The assessment for which states ‘the boundary is relatively weak, following the edge of a residential property which is marked by a weak natural feature which may not be permanent’.

3.14 It could be argued that the existing boundary, running in east of 1 & 2 Ramornie Close, would be better aligned to the A244 (Esher Road) and the River Mole. This would be a more recognisable and defensible / durable boundary than the current one. Nevertheless, the GBBR 2016 continues to state that:

“the local area forms the essential gap between Hersham and Esher. While in perceptual terms the gap between these settlements has already been eroded as a result of development within this parcel, the Green Belt designation lessens the possibility for the further intensification of development here and the complete coalescence of these settlements. Together with parcel 48 to the north, this local area maintains a discernible gap between the settlements”.

3.15 Tiles 82 and 96 (Local Area 47) is just one example of this. Another example includes Tiles 89 & 100 (Local Area 34) where a number of sports pitches separate the settlement areas of Claygate and Hinchley Wood. Again, this is small area of Green Belt is vital in terms of preserving the gap between settlements and restricting the outward sprawl of Greater London. In addition, the use of the land and buildings in this area are compatible with Green Belt policy.

Figure 1. Local Area 47



3.16 Based on the two examples above, the Council will therefore consider each Tile in terms of its wider significance to the role and function of Green Belt.

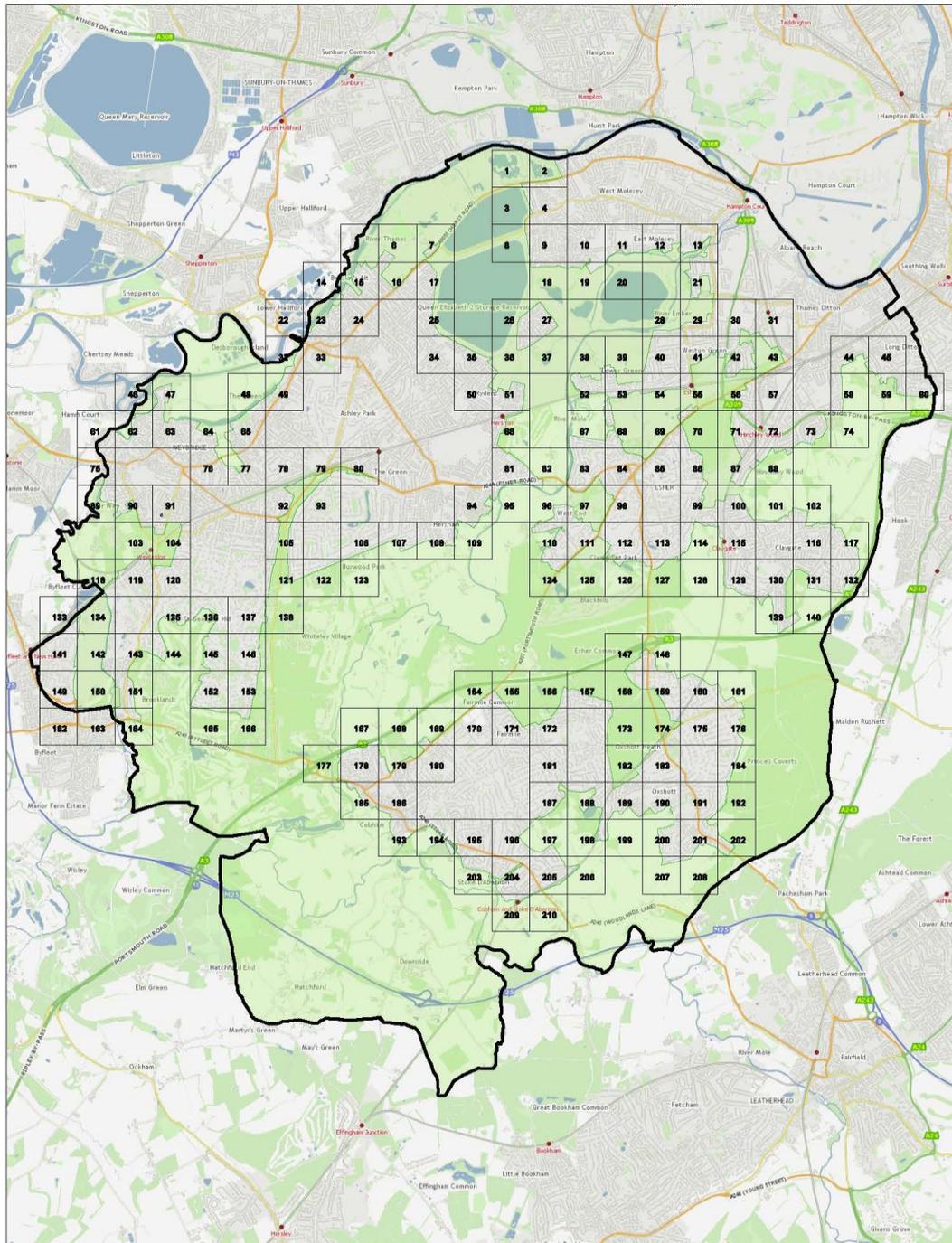
3.17 Any amendments to the Green Belt boundary will require justification for release and will need to be fit for purpose.

4.0 Findings and next steps

- 4.1 In total this review recommends 83 minor boundary amendments of which 58 propose to remove land from the Green Belt, with 25 minor boundary amendments proposing to add land to it. If implemented, these proposed amendments would result in 32.42ha of land being removed from the Green Belt and 3.83ha of land that is proposed to be added to it. These proposed amendments would result in a net change of -28.59ha being removed from the Green Belt, representing a net loss of 0.52% from the current total area covered by the designation.
- 4.2 The recommended minor boundary amendments are set out in detail in the table in Appendix 2 which summarises all the proposed changes. Appendix 3 illustrates where each change is located alongside the justification as to why the change should be made.
- 4.3 The outputs of this assessment in conjunction with the evidence base documents undertaken to date, the ongoing Sustainability Appraisal and consultation responses will inform the identification of the Council's options and subsequent approach for the Local Plan.
- 4.4 Should the Council seek to pursue an approach for the Local Plan which includes Green Belt release, further work should determine whether they are exceptional circumstances to justify amendments to the Green Belt including any minor boundary amendments.

Appendix 1 – Tiles assessed map

Appendix 1 - Tiles assessed



Site Address :		 <p>Elmbridge Borough Council <i>bridging the communities ...</i></p> <p>Civic Centre, High Street, Esher, Surrey, KT10 9SD</p>	<p>Copyright Notes :</p> <p>The map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office & Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. (Licence Number 100004832) (2015)</p> <p>© Aerial Photography: Cartographic Engineering 2015</p> <p>Historic Mapping © and database right Crown Copyright and Landmark Information Group Limited (all rights reserved) 2015</p> <p>Digital Map Data © Bath/Inkmap (2015)</p>
Scale: 1:50000			
Date: 04/11/16			
Division	Planning Services		
Dwg No			
Produced By	MC		

Appendix 2 – Proposed Minor Boundary Changes to the Green Belt

The table below sets out a summary of all the proposed changes to the Green Belt by tile as a result of the minor boundary amendments methodology used in the review. Individual proformas for each change (which can encompass multiple tiles) are set out in Appendix 3. These set out the below summarised changes alongside a map displaying how the proposed change would affect the Green Belt boundary.

Tile no.	Settlement area(s)	Amendment(s) proposed?	Location of proposed change	Justification(s) for change(s)	Size of area to be removed / included in the Green Belt (ha)
1	Walton / Molesey	No	N/A	N/A	N/A
2	Walton / Molesey	No	N/A	N/A	N/A
3	Walton / Molesey	No	N/A	N/A	N/A
4	Walton / Molesey	No	N/A	N/A	N/A
5	Walton-on-Thames	No	N/A	N/A	N/A
6	Walton-on-Thames	Yes	Land at Waterside Drive, Walton-on-Thames	The current boundary excludes an area of woodland to the north of the residential properties on Dunsmore Road and the section of road along Waterside Drive which is adjacent to the urban area. Most of Waterside Drive is already in the Green Belt and the wooded area that is excluded forms part of a wider section that stretches to the north west. The area of woodland and the road should be included in the Green Belt for consistency.	0.38
7	Walton-on-Thames	No	N/A	N/A	N/A
8	Walton / Molesey	No	N/A	N/A	N/A
9	Walton / Molesey	No	N/A	N/A	N/A

Title no.	Settlement area(s)	Amendment(s) proposed?	Location of proposed change	Justification(s) for change(s)	Size of area to be removed / included in the Green Belt (ha)
10	Molesey	No	N/A	N/A	N/A
11	Molesey	Yes	Land to the rear of 22-26 Molesey Park Road, West Molesey	The current boundary cuts through the rear gardens of these properties. It should follow the curtilage instead.	-0.02
12	Molesey	No	N/A	N/A	N/A
13	Molesey / Dittons	Yes	Land rear of 26-38 Ember Farm Way, Thames Ditton	The current boundary covers the parts of the rear gardens of the properties at 26-38 Ember Farm Way. These should be removed, and the edge of the Green Belt moved to the southern bank of the River Ember.	-0.13
14	Walton	No	N/A	N/A	N/A
15	Walton	Yes	Land fronting Thames View House, Walton-on-Thames	The current boundary does not follow a solid feature and thus it should be relocated to the front of the building, the end of Felix Road, along the path to the south of the building and flush with the property boundaries on Dudley Road.	0.13
16	Walton	No	N/A	N/A	N/A
17	Walton	No	N/A	N/A	N/A
18	Walton / Molesey	No	N/A	N/A	N/A
19	Molesey	No	N/A	N/A	N/A
20	Molesey	No	N/A	N/A	N/A
21	Dittons	Yes	Land at the end of Orchard Way, Thames Ditton	The Green Belt does not consistently follow the eastern bank of the River Ember. It should be moved to this bank as it currently partially covers a residential property on the eastern side of the river and this is the next logical and durable feature.	-0.05
22	Walton	No	N/A	N/A	N/A
23	Walton-on-Thames	Yes	Amendment 1: Land north of Hillrise flats, Walton-on-Thames	Amendment 1: The Green Belt currently cuts through some of the blocks of flats and does not follow the walls. The boundary should be relocated to the path at the edge of the River Thames as this provides the next durable feature for it to follow that does not cut through the curtilage of the Hillrise area.	-0.24 0.044

Title no.	Settlement area(s)	Amendment(s) proposed?	Location of proposed change	Justification(s) for change(s)	Size of area to be removed / included in the Green Belt (ha)
			Amendment 2: Land north of Angler's Reach, Walton-on-Thames Amendment 3: Land to the north of Mount Felix, Walton-on-Thames	Amendment 2: The boundary excludes this southern tip of the park to the north. it should be included within the Green Belt to ensure that it follows its boundaries correctly. Amendment 3: The boundary cuts through the curtilage of the block of flats at Mount Felix. It should be relocated to the edge of this area along the River Thames path to ensure a logical and consistent boundary.	-0.09
24	Walton	No	N/A	N/A	N/A
25	Walton	No	N/A	N/A	N/A
26	Walton	No	N/A	N/A	N/A
27	Walton	No	N/A	N/A	N/A
28	Esher / Dittons	No	N/A	N/A	N/A
29	Dittons	No	N/A	N/A	N/A
30	Dittons	Yes	Land north of Longmead Road, Weston Green	The current extent of the Green Belt does not follow a logical boundary as it runs along an access path to the properties to the north of its current edge. This should be moved to the southern edge of Longmead Road as this is next durable feature.	-0.38
31	Dittons	Yes	Land north of Longmead Road, Weston Green	The current extent of the Green Belt does not follow a logical boundary as it runs along an access path to the properties to the north of its current edge. This should be moved to the southern edge of Longmead Road as this is next durable feature.	see tile 30
32	Weybridge / Walton	No	N/A	N/A	N/A
33	Walton	No	N/A	N/A	N/A
34	Walton	No	N/A	N/A	N/A
35	Walton	No	N/A	N/A	N/A
36	Walton	Yes	Land to the rear of 86-94 Normanhurst Road, Walton-on-Thames	The current boundary cuts through the rear gardens of these properties. It should be relocated to the property boundaries for consistency.	-0.019

Title no.	Settlement area(s)	Amendment(s) proposed?	Location of proposed change	Justification(s) for change(s)	Size of area to be removed / included in the Green Belt (ha)
37	Walton	No	N/A	N/A	N/A
38	Walton-on-Thames / Esher	Yes	Land at the north of Sandown Industrial Estate, Lower Green, Esher	The Green Belt currently cuts through a developed area of the wider industrial estate and not along a defensible feature. The border should be re-drawn to exclude the developed area which is defined by hard standing and bounded by fencing. The area was given permission for development under planning ref. no. 2014/4344.	-0.2
39	Esher	No	N/A	N/A	N/A
40	Esher / Dittons	No	N/A	N/A	N/A
41	Dittons	No	N/A	N/A	N/A
42	Dittons	Yes	Verge to the north of The Newlands, Weston Green	The current boundary does not follow a defined feature at the southern end. It should therefore be relocated to Weston Green Road.	-0.05
43	Dittons	No	N/A	N/A	N/A
44	Dittons	No	N/A	Part of Key Strategic Area	N/A
45	Dittons	No	N/A	Part of Key Strategic Area	N/A
46	Weybridge	No	N/A	N/A	N/A
47	Weybridge	Yes	Amendment 1: Land north of The Old Crown Public House Amendment 2: 1-3 Clinton Close, Weybridge	Amendment 1: The current boundary cuts through the river bank at no discernible boundary. It should be adjusted to encompass the entire bank north of the decking at The Old Crown Public House. Amendment 2: These three properties form part of the wider urban area and thus should be removed from the Green Belt. Its boundary should be re-drawn to follow their rear fences to provide a new durable edge to the Green Belt.	0.024 -0.1
48	Weybridge	No	N/A	N/A	N/A
49	Weybridge / Walton	Yes	Land to the rear of 2-20 Lakeside, Weybridge	The current boundary cuts across part of the land to the rear of the residential properties, following no clear boundary. It should therefore be relocated to the river line.	-0.02
50	Walton	No	N/A	N/A	N/A

Tile no.	Settlement area(s)	Amendment(s) proposed?	Location of proposed change	Justification(s) for change(s)	Size of area to be removed / included in the Green Belt (ha)
51	Walton	Yes	Land at the rear of Lyon Road Industrial Estate, Walton-on-Thames	The current boundary currently does not accurately follow the fence between the Lyon Road Industrial Estate and Weylands Treatment Works.	0.11
52	Walton-on-Thames / Esher	Yes	Amendment 1: End of Mill Road, Lower Green, Esher Amendment 2: Rear of 9 & 10 Thomas More Gardens, Esher	Amendment 1: The current boundary does not consistently follow the River Mole which is the logical and defensible boundary. It should be realigned to follow its eastern bank to correct this. Amendment 2: The back gardens of these two properties are currently in the Green Belt. The boundary should be moved to the rear of their curtilages for consistency with the neighbouring dwellings to the south and to provide a durable boundary.	0.16 -0.028
53	Esher / Dittons	Yes	More Lane and Lower Green Road, Esher	The current boundary runs along the southern side of parts of Lower Green Road and the eastern edge of sections of More Lane, but this is inconsistent with other areas which are in the Green Belt. The Green Belt should cover Lower Green Road to its northern side and More Lane to its western side where it runs along the edge of Sandown Park. The road is currently excluded from the Green Belt between 58 and 136 Lower Green Road and 53 More Lane until it reaches the northern Boundary of 54 Esher Green. These areas should be included within it.	1.25
54	Esher / Dittons	Yes	More Lane and Lower Green Road, Esher	The current boundary runs along the southern side of parts of Lower Green Road and the eastern edge of sections of More Lane, but this is inconsistent with other areas which are in the Green Belt. The Green Belt should cover Lower Green Road to its northern side and More Lane to its western side where it runs along the edge of Sandown Park. The road is currently excluded from the Green Belt between 58 and 136 Lower Green Road and 53 More Lane until it reaches the northern Boundary of 54 Esher Green. These areas should be included within it.	see tile 53

Title no.	Settlement area(s)	Amendment(s) proposed?	Location of proposed change	Justification(s) for change(s)	Size of area to be removed / included in the Green Belt (ha)
55	Esher / Dittons	Yes	Land to the rear of 1-3 Orleans Close and 1 Station House, Esher	The current boundary follows the curve of the race course and not the edge of Sandown Park. It should therefore be moved to the western and southern boundaries of these properties to provide a logical and durable edge to the Green Belt. In addition, most of Station Road to the south of the railway line is covered by the Green Belt. The area that is currently excluded from it should be included within in it for consistency.	0.11
56	Dittons	Yes	Land to the south of 68-74 Weston Road and 61-67 Weston Park, Weston Green	The current boundary does not reflect the edge of the built environment / property boundaries and should be adjusted accordingly.	0.04
57	Dittons	No	N/A	N/A	N/A
58	Dittons	No	N/A	Part of Key Strategic Area	N/A
59	Dittons	No	N/A	Part of Key Strategic Area	N/A
60	Dittons	No	N/A	Part of Key Strategic Area	N/A
61	Weybridge	No	N/A	N/A	N/A
62	Weybridge	No	N/A	N/A	N/A
63	Weybridge	No	N/A	N/A	N/A
64	Weybridge	Yes	Amendment 1: Land at St. James Primary School, Weybridge Amendment 2: Land at Oatlands Hotel, Weybridge	Amendment 1: The current boundary cuts half way through the sports field, following no logical boundary. It is therefore proposed that it is adjusted southwards to follow the northern boundary of the path that starts on the northern side of the ancillary buildings and arches southwards towards Grotto Road. This will encompass all the densely wooded area in the eastern part of the site. Amendment 2: The current boundary cuts through grassed areas surrounding the Oatlands Hotel. It should be relocated to follow the northern and western edges of the access road that surrounds the hotel.	0.68 See tile 65
65	Weybridge	Yes	Land at Oatlands Hotel, Weybridge	Amendment 1: See 64	

Title no.	Settlement area(s)	Amendment(s) proposed?	Location of proposed change	Justification(s) for change(s)	Size of area to be removed / included in the Green Belt (ha)
				Amendment 2: The current boundary cuts through grassed areas surrounding the Oatlands Hotel. It should be relocated to follow the northern and western edges of the access road that surrounds the hotel. Amendment 3: The current boundary does not follow the river line. It should be amended to follow this.	-0.25 -0.13
66	Walton / Hersham / Esher	Yes	4 Assher Road, Hersham	The current boundary cuts through the side of the property. It should be relocated to follow its curtilage.	-0.02
67	Esher	No	N/A	N/A	N/A
68	Esher	Yes	More Lane and Lower Green Road, Esher	The current boundary runs along the southern side of parts of Lower Green Road and the eastern edge of sections of More Lane, but this is inconsistent with other areas which are in the Green Belt. The Green Belt should cover Lower Green Road to its northern side and More Lane to its western side where it runs along the edge of Sandown Park. The road is currently excluded from the Green Belt between 58 and 136 Lower Green Road and 53 More Lane until it reaches the northern Boundary of 54 Esher Green. These areas should be included within it.	see tile 53
69	Esher	No	N/A	N/A	N/A
70	Esher / Dittons	No	N/A	N/A	N/A
71	Dittons	Yes	Land to the rear of 64 Heathside, Hinchley Wood	The boundary currently cuts through the rear garden of number 64. It should be relocated to the property boundary as shown on the aerial map.	-0.01
72	Dittons	No	N/A	N/A	N/A
73	Dittons	Yes	Amendment 1: Hinchley Park, Hinchley Wood	Amendment 1: The current boundary does not take account of the re-development of the former Government offices on this site. The Green Belt should therefore be removed from this entire site, including its boundary of dense woodland.	-4.83

Tile no.	Settlement area(s)	Amendment(s) proposed?	Location of proposed change	Justification(s) for change(s)	Size of area to be removed / included in the Green Belt (ha)
			Amendment 2: Land to the rear of 93-101 Claygate Lane, Hinchley Wood	Amendment 2: The current boundary cuts through the rear gardens of these properties. It should be amended to follow the curtilage and to remove a small strip of adjacent footpath (considering the proposed changes of Amendment 1 above) to provide a clear boundary.	-0.12
74	Dittons	Yes	Hinchley Park, Hinchley Wood	The current boundary does not take account of the re-development of the former Government offices on this site. The Green Belt should therefore be removed from this entire site, including its boundary of dense woodland.	see tile 73
75	Weybridge	No	N/A	N/A	N/A
76	Weybridge	No	N/A	N/A	N/A
77	Weybridge	Yes	Land at the end of Pantile Road, Weybridge	The current boundary excludes the Scout Hut but without following a defined boundary. The line should therefore be amended to incorporate the Hut and the building to the north of it, excluding Park House and Pantile Road.	0.1
78	Weybridge	Yes	Ellesmere Place, Weybridge	The current boundary excludes many properties from the urban area. These should be removed from the Green Belt and the boundary should follow the curtilage line that runs from the south west to the north east of the properties.	-2.15
79	Weybridge / Hersham	Yes	Amendment 1: northern side of Queens Road, Weybridge Amendment 2: southern side of Queens Road, Weybridge	Amendment 1: The current boundary does not follow a logical route, so the Green Belt should be extended to cover Queens Road and the northern verge until it meets the roundabout at the junction of Ashley / Eriswell Road. Amendment 2: The current boundary does not follow a logical route and for a large part only covers a highway verge and thus does not serve the purposes of the Green Belt. The boundary should be relocated to the western edge of Eriswell Road and the Queens Road roundabout.	Amendment 1: 0.48 Amendment 2: see tile 80
80	Weybridge / Hersham	Yes	Southern side of Queens Road, Weybridge	The current boundary does not follow a logical route and for a large part only covers a highway verge. The boundary should be relocated to the western edge of Eriswell Road and the Queens Road roundabout.	-2.39

Tile no.	Settlement area(s)	Amendment(s) proposed?	Location of proposed change	Justification(s) for change(s)	Size of area to be removed / included in the Green Belt (ha)
81	Hersham / Esher	Yes	Land rear of 1 Southdown Road, Hersham	The Green Belt currently cuts through the western corner of the garden at the rear of 1 Southdown Road. This area should be removed to follow the property's curtilage to give it a logical and durable boundary.	-0.01
82	Esher / Hersham	Yes	Land rear of 56-58 Esher Road, Hersham	The boundary currently cuts through the rear gardens of 56-58 Esher Road. It should be relocated to the property boundary for consistency and a being aligned with a defensible boundary.	-0.015
83	Esher	No	N/A	N/A	N/A
84	Esher	Yes	More Lane and Lower Green Road, Esher	The current boundary runs along the southern side of parts of Lower Green Road and the eastern edge of sections of More Lane, but this is inconsistent with other areas which are in the Green Belt. The Green Belt should cover Lower Green Road to its northern side and More Lane to its western side where it runs along the edge of Sandown Park. The road is currently excluded from the Green Belt between 58 and 136 Lower Green Road and 53 More Lane until it reaches the northern Boundary of 54 Esher Green. These areas should be included within it.	see tile 53
85	Esher	No	N/A	N/A	N/A
86	Esher / Dittons / Claygate	Yes	Land west of Littleworth Lane and Littleworth Road, Esher	The Green Belt does not currently follow a defined boundary north of 1 Littleworth Lane. It should therefore be relocated to the eastern side of Littleworth Lane / Littleworth Road to exclude the roads entirely from the Green Belt as they are along most of their length. This will provide a more consistent boundary.	-0.16
87	Dittons / Claygate	Yes	Land between 63 and 71 Manor Road South, Hinchley Wood	This lane should be excluded from the Green Belt and the boundary should run smoothly between the rear curtilage lines of 63 and 71 Manor Road South instead as it forms part of the wider urban area. This would be a more logical approach to the Green Belt boundary in this location.	-0.09
88	Dittons	Yes	Land between 47 and 49 Manor Road South, Hinchley Wood	This lane should be excluded from the Green Belt and the boundary should run smoothly between the rear curtilage lines of 47 and 49 Manor Road South instead as it forms part	-0.04

Title no.	Settlement area(s)	Amendment(s) proposed?	Location of proposed change	Justification(s) for change(s)	Size of area to be removed / included in the Green Belt (ha)
				of the wider urban area. This would be a more logical approach to the Green Belt boundary in this location.	
89	Weybridge	No	No	N/A	N/A
90	Weybridge	No	N/A	N/A	N/A
91	Weybridge	No	N/A	N/A	N/A
92	Weybridge	Yes	Amendment 1: Ellesmere Place, Weybridge Amendment 2: Seven Hills Road / Queens Road roundabout, Weybridge	Amendment 1: The current boundary excludes many properties from the urban area. These should be removed from the Green Belt and the boundary should follow the curtilage line that runs from the south west to the north east of the properties. Amendment 2: The current boundary does not accurately cover the traffic island in Queens Hill Road. It should be removed from the Green Belt and the line relocated to follow its eastern edge in a smooth curve. This removal of Green Belt should also include the verge to the south of the traffic island and this should continue southwards until the eastern side of the access point from High Beeches onto Queens Road.	See tile 78 -0.07
93	Weybridge	No	N/A	N/A	N/A
94	Hersham / Esher	Yes	Land to the south of 46 Thrupps Lane, Hersham	The current boundary cuts through the curtilage of 46 Thrupps Lane. It should be adjusted to follow its boundary.	-0.023
95	Hersham / Esher	No	N/A	N/A	N/A
96	Esher	Yes	Gardens to the rear of Brisson Close and West End Gardens, West End	The current boundary cuts through the rear gardens of several properties, not following a recognisable feature. It should be relocated to their property boundaries to provide a clear delineation.	-0.35
97	Esher	Yes	Land at Woodside Manor, Esher	The boundary currently cuts through Woodside Manor. It would be more logical for it to follow the exterior line of the main building, leaving its grounds within the Green Belt.	-0.03
98	Esher	Yes	Land at Moore Place, Esher	The boundary should be moved directly adjacent to the curtilage of 5 Hillside to ensure that the entirety of the curtilage of Moore Place is within the Green Belt. This	0.01

Title no.	Settlement area(s)	Amendment(s) proposed?	Location of proposed change	Justification(s) for change(s)	Size of area to be removed / included in the Green Belt (ha)
				provides the most logical and permanent boundary for the Green Belt in this location.	
99	Esher / Claygate	Yes	Land rear of Claygate House, Claygate	The Green Belt does not follow a logical or recognisable feature along the western boundary (cutting through a car park, part of the building etc.). It is recommended that it is relocated to remove the entirety of the curtilage of Claygate House, with the boundary running along the tree belt at its northern edge.	-2.44
100	Dittons / Claygate	No	N/A	N/A	N/A
101	Dittons / Claygate	No	N/A	N/A	N/A
102	Dittons / Claygate	Yes	43 Old Claygate Lane, Claygate	The current boundary does not follow a logical feature along its northern edge. This should follow the property boundary.	-0.0137
103	Weybridge	Yes	Land at Weybridge Rail Station	The current boundary cuts through the railway line, following where the urban area to the south ends, however this is not a logical boundary. It should be relocated to encompass the railway station and the car park to the south, following the northern boundary of Station Approach, but then cutting across the junctions for Station Approach and the car park with Burwood Road, staying the western side of Burwood Road. It should also exclude the road that heads in a south westerly direction towards the properties at Heathside.	-1.43
104	Weybridge	Yes	Amendment 1: Land at Weybridge Rail Station	Amendment 1: The current boundary cuts through the railway line, following where the urban area to the south ends, however this is not a logical boundary. It should be relocated to encompass the railway station and the car park to the south, following the northern boundary of Station Approach, but then cutting across the junctions for Station Approach and the car park with Burwood Road, staying the western side of Burwood Road. It should also exclude the road that heads in a south westerly direction towards the properties at Heathside.	Amendment 1: see tile 103

Title no.	Settlement area(s)	Amendment(s) proposed?	Location of proposed change	Justification(s) for change(s)	Size of area to be removed / included in the Green Belt (ha)
			Amendment 2: Claire Cottage, Cobbets Hill, Weybridge	Amendment 2: The current boundary runs through the rear garden of the property, directly behind the building line. As the Green Belt along the rest of its length in this area runs along the western edge of the road, this should continue and thus the entire property should be within the Green Belt, making consistent use of the physical feature that is readily recognisable and likely to be permanent.	Amendment 2: 0.02
105	Weybridge	Yes	Land rear of 4-52 Ince Road, Burwood Park	The Green Belt currently cuts through the rear gardens of the properties on Ince Road and does not follow a logical feature. The boundary should therefore be moved to the rear curtilage line of these properties as this is a defensible feature.	-2.82
106	Weybridge	No	N/A	N/A	N/A
107	Weybridge / Hersham	No	N/A	N/A	N/A
108	Hersham	No	N/A	N/A	N/A
109	Hersham / Esher	No	N/A	N/A	N/A
110	Esher	Yes	Amendment 1: Land south of West End Lane and Winterdown Road, West End, Esher Amendment 2: 43 Winterdown Road, West End, Esher	Amendment 1: The current boundary is not logical as it does not follow a durable feature, particularly along its boundary that fronts Hawkshill Way. The nearest logical boundary is for it to be moved northwards to the southern edge of Winterdown Road / West End Lane. This amendment should be carried on as far the junction of Neville Close. Amendment 2: 43 Winterdown Road is currently in the Green Belt. It should be excluded as it forms part of a wider stretch of residential properties to the east of it, and is separate from the Garden Centre to its north and west.	-0.22 -0.043
111	Esher	No	N/A	N/A	N/A
112	Esher	No	N/A	N/A	N/A
113	Esher	No	N/A	N/A	N/A
114	Esher / Claygate	No	N/A	N/A	N/A
115	Claygate	No	N/A	N/A	N/A

Title no.	Settlement area(s)	Amendment(s) proposed?	Location of proposed change	Justification(s) for change(s)	Size of area to be removed / included in the Green Belt (ha)
116	Claygate	No	N/A	N/A	N/A
117	Claygate	No	N/A	N/A	N/A
118	Weybridge	Yes	Land to the south of Seven Arches Approach, Weybridge	The current Green Belt boundary cuts through a cluster of trees on the northern side of the railway line, but without following a logical feature. The line should therefore be re-drawn to exclude the entire cluster of trees, following the path directly adjacent to the north of it instead. This would provide a more durable and logical boundary along the length of this stretch of railway line.	-0.09
119	Weybridge	Yes	Land to the south of Seven Arches Approach, Weybridge	The current Green Belt boundary cuts through a cluster of trees on the northern side of the railway line, but without following a logical feature. The line should therefore be re-drawn to exclude the entire cluster of trees, following the path directly adjacent to the north of it instead to provide a more durable boundary. This will provide a logical boundary along the length of this stretch of railway line.	see tile 118
120	Weybridge	No	N/A	N/A	N/A
121	Weybridge	Yes	Amendment 1: Land rear of 4-52 Ince Road, Burwood Park Amendment 2: Land at East Leigh, Woodlawn, La Pineta and Severn Hills Close, Weybridge	Amendment 1: The Green Belt currently cuts through the rear gardens of the properties on Ince Road and does not follow a logical feature. The boundary should therefore be moved to the rear curtilage line of these properties as this is a defensible feature. Amendment 2: The current boundary excludes a cluster of 9 properties along Seven Hills Close and three to the south of them. It also cuts through the rear gardens of East Leigh, Woodlawn and La Pineta. The boundary should be amended to exclude these properties and their gardens from the Green Belt and should then run along the southern side of Burwood Road and the west of Severn Hills Road.	-2.82 -3.97
122	Weybridge	No	N/A	N/A	N/A
123	Weybridge	No	N/A	N/A	N/A
124	Esher	No	N/A	N/A	N/A
125	Esher	No	N/A	N/A	N/A

Tile no.	Settlement area(s)	Amendment(s) proposed?	Location of proposed change	Justification(s) for change(s)	Size of area to be removed / included in the Green Belt (ha)
126	Esher	Yes	Land at Arbrook House, Copsem Lane, Esher	The Current boundary does not follow the curtilage of Arbrook house correctly along its northern edge. This should be corrected.	0.0115
127	Esher	No	N/A	N/A	N/A
128	Esher / Claygate	No	N/A	N/A	N/A
129	Claygate	Yes	Land to the rear of 1-2 Claygate Lodge Close, Claygate	The Green Belt boundary currently cuts across the rear gardens of these two properties and thus it should be moved to the rear boundary. As the railway line is excluded along its boundary with Claygate this pattern is continued along this proposed amendment.	-0.32
130	Claygate	No	N/A	N/A	N/A
131	Claygate	No	N/A	N/A	N/A
132	Claygate	No	N/A	N/A	N/A
133	Weybridge	No	N/A	N/A	N/A
134	Weybridge	No	N/A	N/A	N/A
135	Weybridge	No	N/A	N/A	N/A
136	Weybridge	No	N/A	N/A	N/A
137	Weybridge	Yes	Land at East Leigh, Woodlawn, La Pineta and Severn Hills Close, Weybridge	The current boundary excludes a cluster of 9 properties along Seven Hills Close and three to the south of them. It also cuts through the rear gardens of East Leigh, Woodlawn and La Pineta. The boundary should be amended to exclude these properties and their gardens from the Green Belt and should then run along the southern side of Burwood Road and the west of Severn Hills Road.	see tile 121
138	Weybridge	Yes	Land at East Leigh, Woodlawn, La Pineta and Severn Hills Close, Weybridge	The current boundary excludes a cluster of 9 properties along Seven Hills Close and three to the south of them. It also cuts through the rear gardens of East Leigh, Woodlawn and La Pineta. The boundary should be amended to exclude these properties and their gardens from the Green Belt and should then run along the southern side of Burwood Road and the west of Severn Hills Road.	see tile 121

Title no.	Settlement area(s)	Amendment(s) proposed?	Location of proposed change	Justification(s) for change(s)	Size of area to be removed / included in the Green Belt (ha)
139	Claygate / Cobham	No	N/A	N/A	N/A
140	Claygate / Cobham	No	N/A	N/A	N/A
141	Weybridge	Yes	Land fronting onto Avro Way, Weybridge	The current boundary does not follow a defined feature in this area. Therefore, it should be amended to follow the existing tree line that runs from the south west to the north east adjacent to the corner of the roundabout at Avro Way.	0.04
142	Weybridge	No	N/A	N/A	N/A
143	Weybridge	No	N/A	N/A	N/A
144	Weybridge	No	N/A	N/A	N/A
145	Weybridge	No	N/A	N/A	N/A
146	Weybridge	No	N/A	N/A	N/A
147	Esher / Cobham	No	N/A	N/A	N/A
148	Esher / Cobham	Yes	Area south of Copsem Lane roundabout, Oxshott	The current boundary cuts across the A244, but not at a recognisable boundary. It is therefore recommended that it should be adjusted to follow the curtilage of 42 Copsem Lane to the northern side of its access point. From there it should go across the road to the southern tip of the traffic island and then meet the curtilage of 33 Copsem Lane to join the wider Green Belt.	0.04
149	Weybridge	No	N/A	N/A	N/A
150	Weybridge	No	N/A	N/A	N/A
151	Weybridge	No	N/A	N/A	N/A
152	Weybridge	No	N/A	N/A	N/A
153	Weybridge	No	N/A	N/A	N/A
154	Cobham	No	N/A	Key Strategic Area	N/A
155	Esher / Cobham	No	N/A	N/A	N/A
156	Esher / Cobham	No	N/A	N/A	N/A

Title no.	Settlement area(s)	Amendment(s) proposed?	Location of proposed change	Justification(s) for change(s)	Size of area to be removed / included in the Green Belt (ha)
157	Esher / Cobham	No	N/A	N/A	N/A
158	Cobham	No	N/A	N/A	N/A
159	Cobham	No	N/A	N/A	N/A
160	Cobham	No	N/A	N/A	N/A
161	Cobham	No	N/A	N/A	N/A
162	Weybridge	No	N/A	N/A	N/A
163	Weybridge	No	N/A	N/A	N/A
164	Weybridge	No	N/A	N/A	N/A
165	Weybridge	No	N/A	N/A	N/A
166	Weybridge	Yes	Badgers Wood, St George's Hill	The current boundary runs through the garden of Badgers Wood, which should be taken out of the Green Belt as the main part of the property (including the house) is already outside it. The Green Belt boundary should run along the property boundary.	-0.63
167	Cobham	No	N/A	N/A	N/A
168	Cobham	No	N/A	N/A	N/A
169	Cobham	No	N/A	N/A	N/A
170	Cobham	No	N/A	Key Strategic Area	N/A
171	Cobham	No	N/A	N/A	N/A
172	Cobham	Yes	Land between Milner Drive and Sandy Lane, Oxshott	The current extent of the Green Belt does not follow a recognisable boundary. It should therefore be amended to follow the northern side of Sandy Lane to provide a defensible boundary.	-0.73
173	Cobham	No	N/A	N/A	N/A
174	Cobham	Yes	Land to the north of Fair oak Lane, Oxshott	These areas of land are set along the existing urban area and the railway line. The railway line is excluded from the urban area along the majority of its border with the urban area of Oxshott. The boundary should therefore be moved to the northern side of the railway line along the length of Oxshott's urban area for consistency.	0.04
175	Cobham	Yes	Land to the north of Fair oak Lane, Oxshott	These areas of land are set along the existing urban area and the railway line. The railway line is excluded from the	-0.72

Title no.	Settlement area(s)	Amendment(s) proposed?	Location of proposed change	Justification(s) for change(s)	Size of area to be removed / included in the Green Belt (ha)
				urban area along the majority of its border with the urban area of Oxshott. The boundary should therefore be moved to the northern side of the railway line along the length of Oxshott's urban area for consistency.	
176	Cobham	No	N/A	N/A	N/A
177	Weybridge / Cobham	Yes	Land to the west of Sainsbury's, Cobham	The Green Belt currently cuts through the western corner of the Sainsbury's site and it should therefore be adjusted to go around its perimeter.	-0.02
178	Cobham	No	N/A	N/A	N/A
179	Cobham	No	N/A	Key Strategic Area	N/A
180	Cobham	No	N/A	Key Strategic Area	N/A
181	Cobham	No	N/A	Key Strategic Area	N/A
182	Cobham	Yes	Land at Englemere Park, Cobham	This area of land is set between the existing urban area and the railway line. The railway line is included in the urban area along the majority of its border with the urban area of Oxshott. The boundary should therefore be moved to the northern side of the railway line the length of Oxshott's urban area for consistency.	-2.54
183	Cobham	No	N/A	N/A	N/A
184	Cobham	Yes	Land to the rear of 20-22 Birds Hill Drive, Oxshott	The rear gardens of these two properties are partially within the Green Belt as its boundary does not follow the curtilage line and cuts through them. It should be amended to go around the property boundaries for consistency with the other dwellings along the road and to have a continuously recognisable border.	-0.70
185	Cobham	Yes	World's End Cottage, World's End, Cobham	The current Green Belt boundary cuts through the property boundary. It needs to be adjusted to smoothly follow it.	0.0038
186	Cobham	No	N/A	N/A	N/A
187	Cobham	No	N/A	Key Strategic Area	N/A
188	Cobham	No	N/A	Key Strategic Area	N/A
189	Cobham	Yes	Land at Englemere Park, Cobham	This area of land is set between the existing urban area and the railway line. The railway line is included in the urban area along the majority of its border with the urban area of	see tile 182

Tile no.	Settlement area(s)	Amendment(s) proposed?	Location of proposed change	Justification(s) for change(s)	Size of area to be removed / included in the Green Belt (ha)
				Oxshott. The boundary should therefore be moved to the northern side of the railway line the length of Oxshott's urban area for consistency.	
190	Cobham	No	N/A	N/A	N/A
191	Cobham	Yes	Land to the rear of 14 Danesway, Oxshott	The current boundary cuts through the rear garden of this property. It should be adjusted to reflect the boundary.	-0.04
192	Cobham	No	N/A	N/A	N/A
193	Cobham	Yes	Amendment 1: St Andrew's Church Car Park	Amendment 1: The car park which is associated with the church hall (which is outside the Green Belt) is currently in the Green Belt. As the property the car park is associated with both in terms of ownership and usage is not in the Green Belt, the car park should also outside of the Green Belt as well.	-0.095
			Amendment 2: Land fronting onto Downside Bridge Road, Cobham	Amendment 2: The current boundary cuts through this grassed area and does not follow the curve of Downside Bridge Road. It should follow this line.	0.025
194	Cobham	Yes	Land along Tilt Road, Cobham	'The Tilt' area of Cobham is surrounded on three sides by the existing urban area with only the road connecting it to the Wider Green Belt. Once the road is removed from the Green Belt it would become an 'island' within the urban area of Cobham and it should therefore be removed.	-2.58
195	Cobham	Yes	Land along Tilt Road, Cobham	The current boundary needs to be amended to exclude the road from the Green Belt to ensure that its boundary is consistent with proposed changes to the Green Belt in Tiles 203 and 204. This will include the removal of 'The Tilt' area of Cobham as this is surrounded on three sides by the existing urban area with only the road connecting it to the Wider Green Belt. Once that is removed it would become an 'island' of Green Belt within the urban area of Cobham and it should therefore be removed.	see tile 194
196	Cobham	No	N/A	Key Strategic Area	N/A
197	Cobham	No	N/A	Key Strategic Area	N/A
198	Cobham	No	N/A	N/A	N/A

Tile no.	Settlement area(s)	Amendment(s) proposed?	Location of proposed change	Justification(s) for change(s)	Size of area to be removed / included in the Green Belt (ha)
199	Cobham	Yes	Land to the rear of Wrens Cottage, Oxshott	The current boundary cuts through the rear garden of this property. It should be amended to follow the curtilage line.	-0.01
200	Cobham	Yes	Land to the west of Tudor Lodge, Oxshott	The current boundary cuts through the rear garden of this property. It should be amended to follow the curtilage line.	-0.077
201	Cobham	Yes	Amendment 1: Land between Merrileas and 1-2 Prince's Cottages, Leatherhead Road, Oxshott Amendment 2: Gardens to the rear of 15-17 Charlwood Drive, Oxshott	Amendment 1: The current boundary is not logical as it does not follow any feature. It should therefore be extended to include the land between Merrileas and 1-2 Princes Cottages until it reaches the A244. Amendment 2: The current boundary cuts through the rear gardens of 15-17 Charlwood Drive. It should be relocated to follow the properties curtilages.	See Tile 202 -0.019
202	Cobham	Yes	Amendment 1: Land between Merrileas and 1-2 Prince's Cottages, Leatherhead Road, Oxshott Amendment 2: Land to the rear of Broad Oak and Cathay, Leatherhead Road, Oxshott	The current boundary is not logical as it does not follow any feature. It should therefore be extended to include the land between Merrileas and 1-2 Princes Cottages until it reaches the A244. The current boundary cuts through the rear gardens of Broad Oak and Cathay. It should be adjusted to follow their curtilages.	0.23 -0.093
203	Cobham	Yes	Land along Tilt Road, Cobham	The current boundary needs to be amended to exclude the road from the Green Belt to ensure that its boundary is consistent with proposed changes to the Green Belt in Tiles 204 and 195.	see tile 194
204	Cobham	Yes	Amendment 1: Land along Tilt Road, Cobham	Amendment 1: The current boundary covers a stretch of road that is part of the 'internal' built up area of Cobham. In addition, number 1-12 Korea Cottages on the southern side of the road are currently isolated as an 'island' within the Green Belt. This should be included within the urban area of	see tile 194

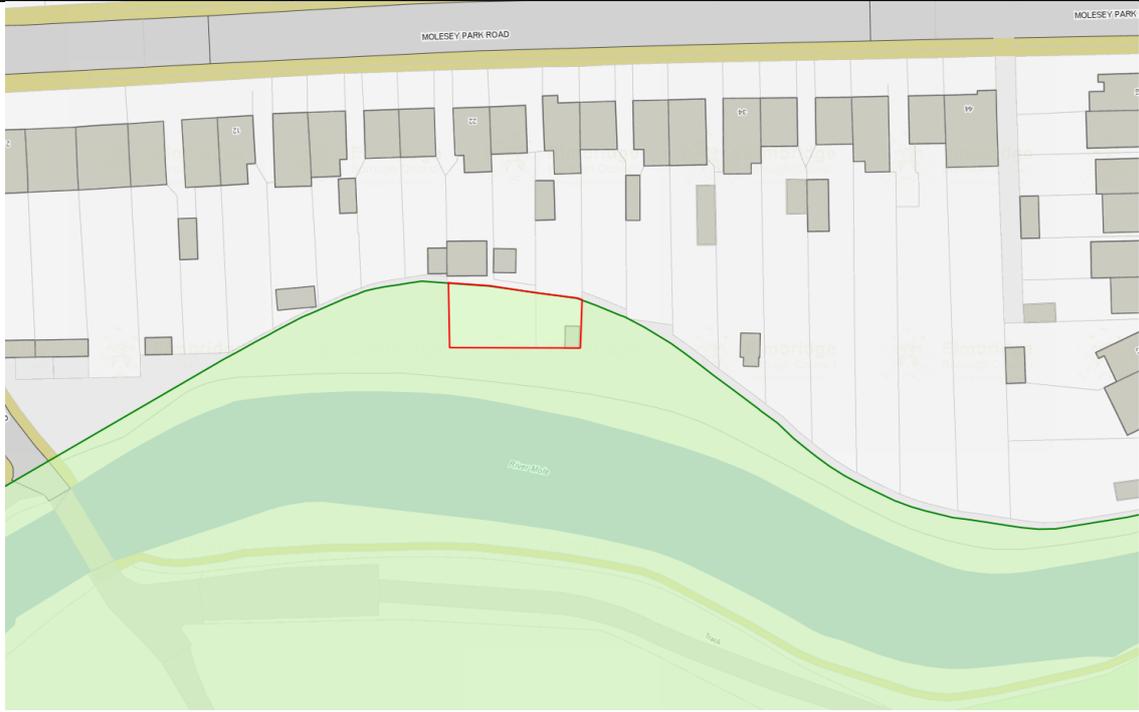
Title no.	Settlement area(s)	Amendment(s) proposed?	Location of proposed change	Justification(s) for change(s)	Size of area to be removed / included in the Green Belt (ha)
			Amendment 2: land at the rear of Lower Mole House	Cobham and thus the Green belt should be removed from this area. Amendment 2: The current boundary cuts through the rear garden of Lower Mole House. The boundary should follow the property boundary line.	-0.06
205	Cobham	No	N/A	N/A	N/A
206	Cobham	No	N/A	N/A	N/A
207	Cobham	Yes	Garden to the rear of Silver Shingles, Oxshott	The current boundary cuts through the rear garden of this property. It should be amended to follow the curtilage line.	-0.069
208	Cobham	No	N/A	N/A	N/A
209	Cobham	Yes	Cobham and Stoke D'Abernon train station car park	The current boundary cuts across the car park and does not follow a recognisable feature. It should therefore be re-drawn to exclude the entire car park (which is bounded by a border of mature trees and the railway line itself) from the Green Belt.	-0.89
210	Cobham	No	N/A	N/A	N/A

Appendix 3 – Tile Proformas

This appendix comprises the proformas that all have an OS map of the tiles showing the area that may be amended. In some cases, an aerial image of the area has also been provided to assist in showing why the change has been proposed, as this may not always be apparent from an OS map alone. The map(s) sit alongside a written description and justification for that proposed change.

Location	Land at Waterside Drive, Walton-on-Thames	Tile No(s).	6
			
Assessment and description	Key: Area proposed to be added into the Green Belt: 	Copyright Notes : Crown Copyright. All Rights Reserved Elmbridge Borough Council LA 100024882 2015 © Aerial Photography - Cartographic Engineering 2015 Historic Mapping © and database right Crown Copyright and Landmark Information Group Limited (all rights reserved) 2015 Digital Map Data © Bartholomew (2015)	
<p>The current boundary excludes an area of woodland to the north of the residential properties on Dunsmore Road and the section of road along Waterside Drive adjacent to the urban area. Most of Waterside Drive is in the Green Belt and the wooded area that is excluded forms part of a wider section that stretches to the north west. The area of woodland and road should be included in the Green Belt for consistency.</p> <p>This proposed amendment would result in more land being covered by the Green Belt and would not result in any development potential.</p> <p>Area size: 0.38ha</p>			

Location	Land to the rear of 22-26 Molesey Park Road, West Molesey	Tile No(s).	11
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Assessment and description	Key: Area proposed to be removed from the Green Belt: 	Copyright Notes : Crown Copyright. All Rights Reserved Elmbridge Borough Council LA 100024882 2015 © Aerial Photography - Cartographic Engineering 2015 Historic Mapping © and database right Crown Copyright and Landmark Information Group Limited (all rights reserved) 2015 Digital Map Data © Bartholomew (2015)
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The current boundary cuts through the rear gardens of these properties. It should follow the curtilage instead.

This amendment would only remove a small part of the existing rear gardens of these properties and would not result in any significant developable land.

Area size; 0.02ha

Location	Land rear of 26-38 Ember Farm Way, Thames Ditton	Tile No(s).	13



<p>Assessment and description</p>	<p>Key: Area proposed to be removed from the Green Belt: </p>	<p>Copyright Notes : Crown Copyright. All Rights Reserved Elmbridge Borough Council LA 100024882 2015 © Aerial Photography - Cartographic Engineering 2015 Historic Mapping © and database right Crown Copyright and Landmark Information Group Limited (all rights reserved) 2015 Digital Map Data © Bartholomew (2015)</p>
<p>The current boundary covers the parts of the rear gardens of the properties at 26-38 Ember Farm Way. These should be removed, and the edge of the Green Belt moved to the southern bank of the River Ember.</p> <p>This amendment would only remove a small part of the existing rear gardens of these properties and would not result in any significant developable land.</p> <p>Area size; 0.13ha</p>		

Location	Land fronting Thames View House, Walton-on-Thames	Tile No(s).	15
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Assessment and description

Key:
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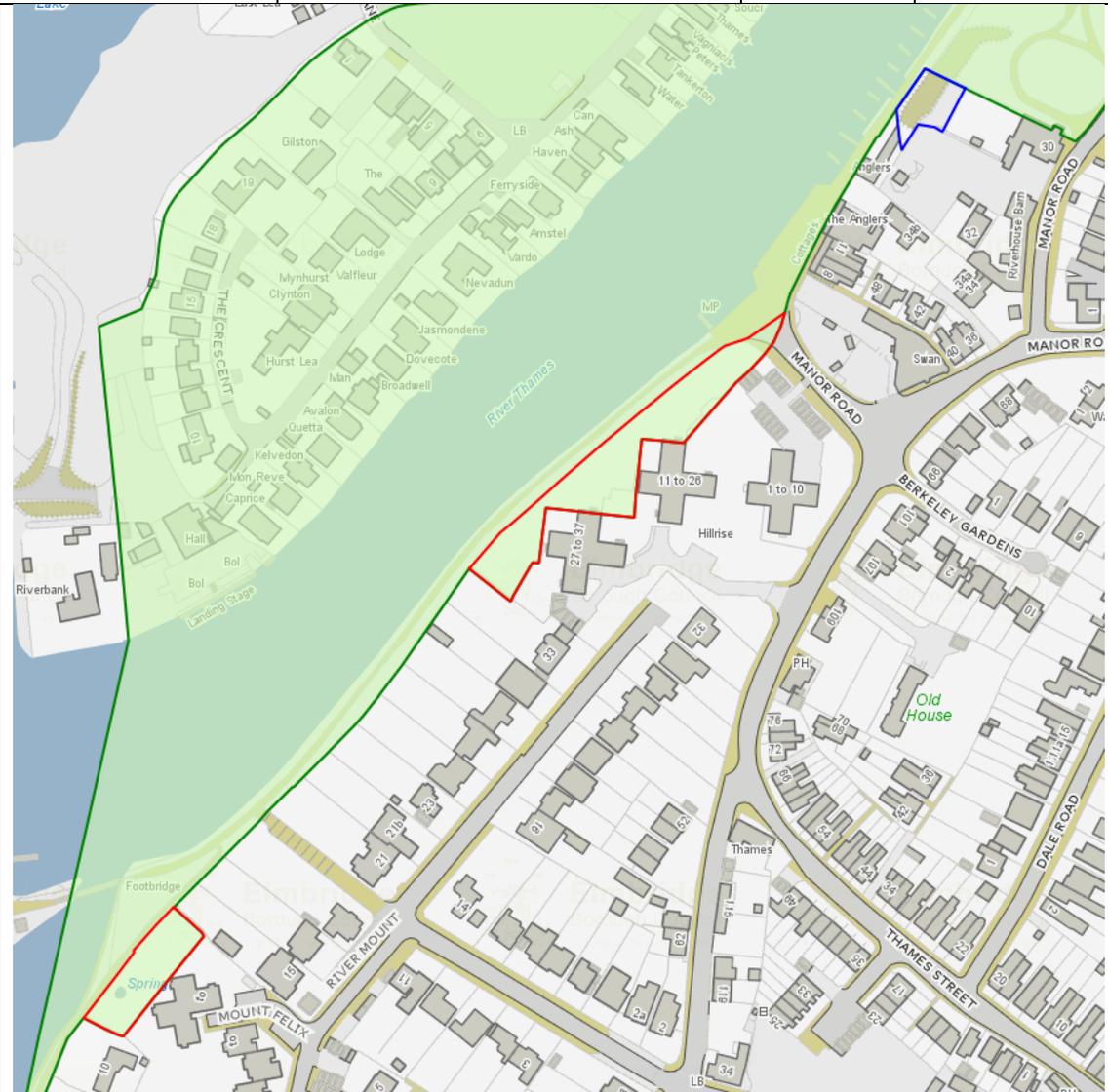
The current boundary does not follow a solid feature and thus it should be relocated to the front of the building, the end of Felix Road, along the path to the south of the building and flush with the property boundaries on Dudley Road.

This proposed amendment would result in more land being covered by the Green Belt and would not result in any development potential.

Area size: 0.13ha

Location	Land at the end of Orchard Way, Thames Ditton	Tile No(s).	21
			
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<p>The Green Belt does not consistently follow the eastern bank of the River Ember. It should be moved to this bank as it currently partially covers a residential property on the eastern side of the river and this is the next logical and durable feature.</p> <p>This amendment would only remove a small part of the existing garden of a property and adjacent space and would not result in any significant developable land.</p> <p>Area size; 0.05ha</p>			

Location	Amendment 1: Land north of Hillrise flats, Walton-on-Thames Amendment 2: Land north of Angler's Reach, Walton-on-Thames	Tile No(s).	23
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Amendment 1: The Green Belt currently cuts through some of the blocks of flats and does not follow the walls. The boundary should be relocated to the path at the edge of the River Thames as this provides the next durable feature for it to follow that does not cut through the curtilage of the Hillrise area.

This amendment would only remove the sloped land fronting the flats and would not result in any significant development opportunity, and only seeks to reflect the curtilage of the development.

Amendment 2: The boundary excludes this southern tip of the park to the north. it should be included within the Green Belt to ensure that it follows its boundaries.

This proposed amendment would result in more land being covered by the Green Belt and would not result in any development potential.

Amendment 3: The boundary cuts through the curtilage of the block of flats at Mount Felix. It should be relocated to the edge of this area along the River Thames path to ensure a logical and consistent boundary.

This amendment would only remove the land to the rear of the flats and would not result in any significant development opportunity, and only seeks to reflect the curtilage of the development.

Area size:

Amendment 1: 0.24ha

Amendment 2: 0.044ha

Amendment 3: 0.09ha

Location	Land north of Longmead Road, Weston Green	Tile No(s).	30 & 31
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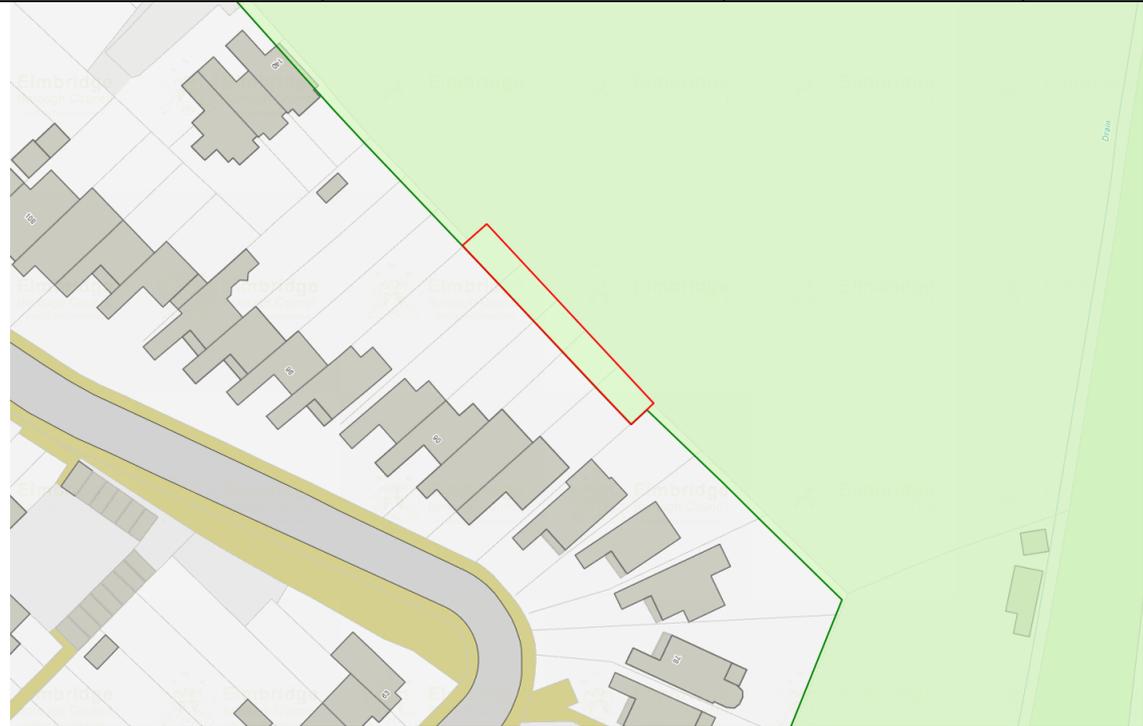
The current extent of the Green Belt does not follow a logical boundary as it runs along an access path to the properties to the north of its current edge. This should be moved to the southern edge of Longmead Road as this is next durable feature.

This area is covered by a Village Green designation and thus would result in any development potential.

Area size: 0.38ha

Location	Tile No(s).	32
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<p>The current boundary cuts through the access track. It should be relocated to meet Oatlands Drive to form a visible and definable boundary.</p> <p>This proposed amendment would result in more land being covered by the Green Belt and would not result in any development potential.</p> <p>Area size: 0.05ha</p>		

Location	Land rear of 86-94 Normanhurst Road, Walton-on-Thames	Tile No(s).	36
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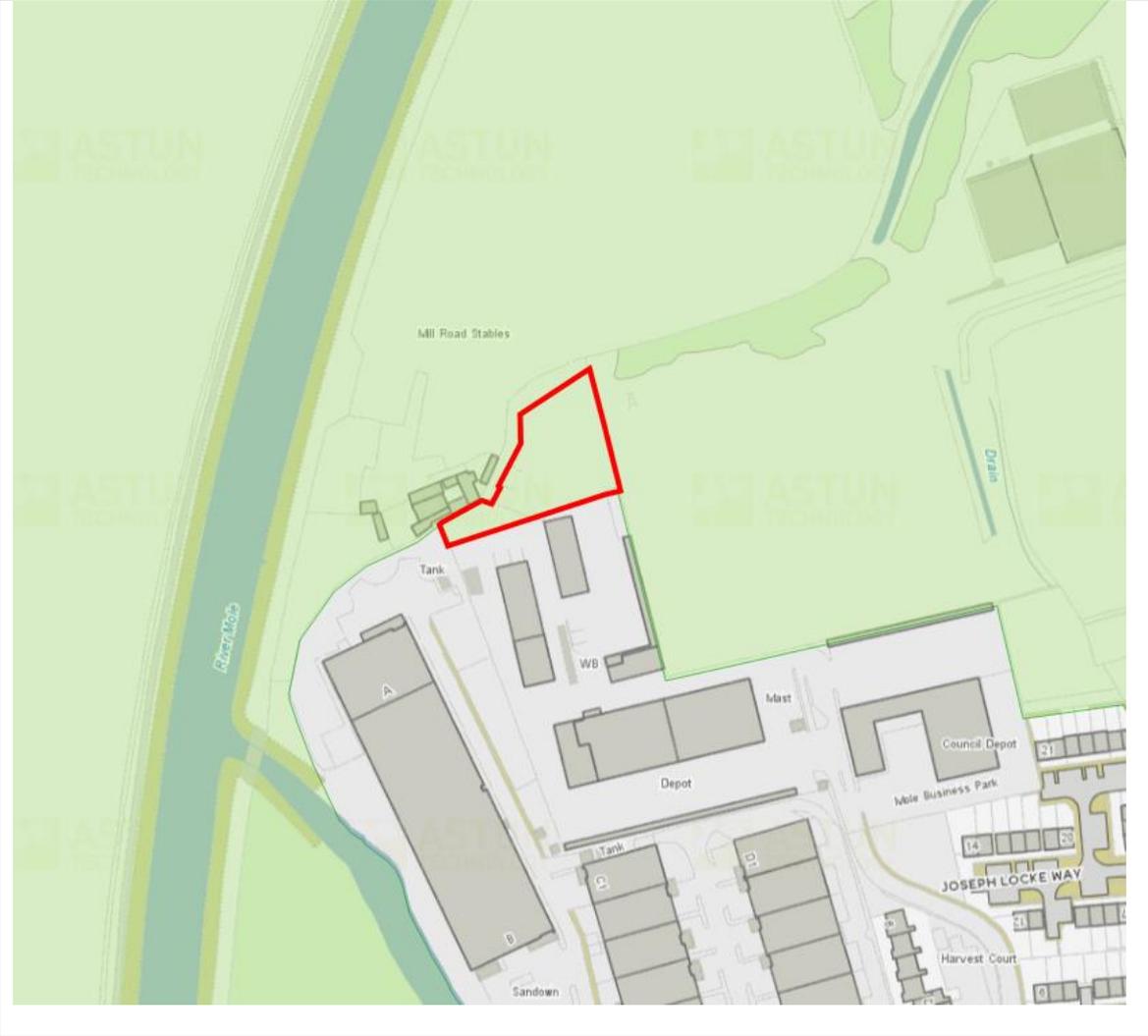
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The current boundary cuts through the rear gardens of these properties. It should be relocated to the property boundaries for consistency.

This amendment would only remove a small part of the existing rear gardens of these properties and would not result in any significant developable land.

Area size: 0.019ha

Location	Land at the north of Sandown Industrial Estate, Lower Green, Esher	Tile No(s).	38
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Assessment and description

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The Green Belt currently cuts through a developed area of the wider industrial estate and not along a defensible feature. The border should be re-drawn to exclude the developed area which is defined by hard standing and bounded by fencing.

This amendment would result in the curtilage of this property being more accurately followed, which may result in this area having the potential to be re-developed in future as it is already a brownfield site.

Area size: 0.2ha

Location	Verge to the north of The Newlands, Weston Green	Tile No(s).	42
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<p>The current boundary does not follow a defined feature at the southern end. It should therefore be relocated to Weston Green Road.</p> <p>This amendment would result in only a thin linear strip being released from the Green Belt and there would no resulting development potential.</p> <p>Area size: 0.05ha</p>			

Location	Amendment 1: Land north of The Old Crown Public House Amendment 2: 1-3 Clinton Close, Weybridge	Tile No(s).	47
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Amendment 1: The current boundary cuts through the river bank at no discernible boundary. It should be adjusted to encompass the entire bank north of the decking at The Old Crown Public House.

This proposed amendment would result in more land being covered by the Green Belt and would not result in any development potential.

Amendment 2: These three properties form part of the wider urban area and thus should be removed from the Green Belt. Its boundary should be re-drawn to follow their rear fences to provide a new durable edge to the Green Belt.

This amendment would result in the removal of three existing properties from the Green Belt and would not result in any significant additional development potential.

Area size: Amendment 1: 0.024ha

Amendment 2: 0.1ha

Location	Land to the rear of 2-20 Lakeside, Weybridge	Tile No(s).	49
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<p>The current boundary cuts across part of the land to the rear of the residential properties, following no clear boundary. It should therefore be relocated to the river line.</p> <p>This is a very minor change along a riverbank and would not result in any additional development potential in the area.</p> <p>Area size: 0.2ha</p>			

Location	Land at the rear of Lyon Road Industrial Estate, Walton-on-Thames	Tile No(s).	51 / 66
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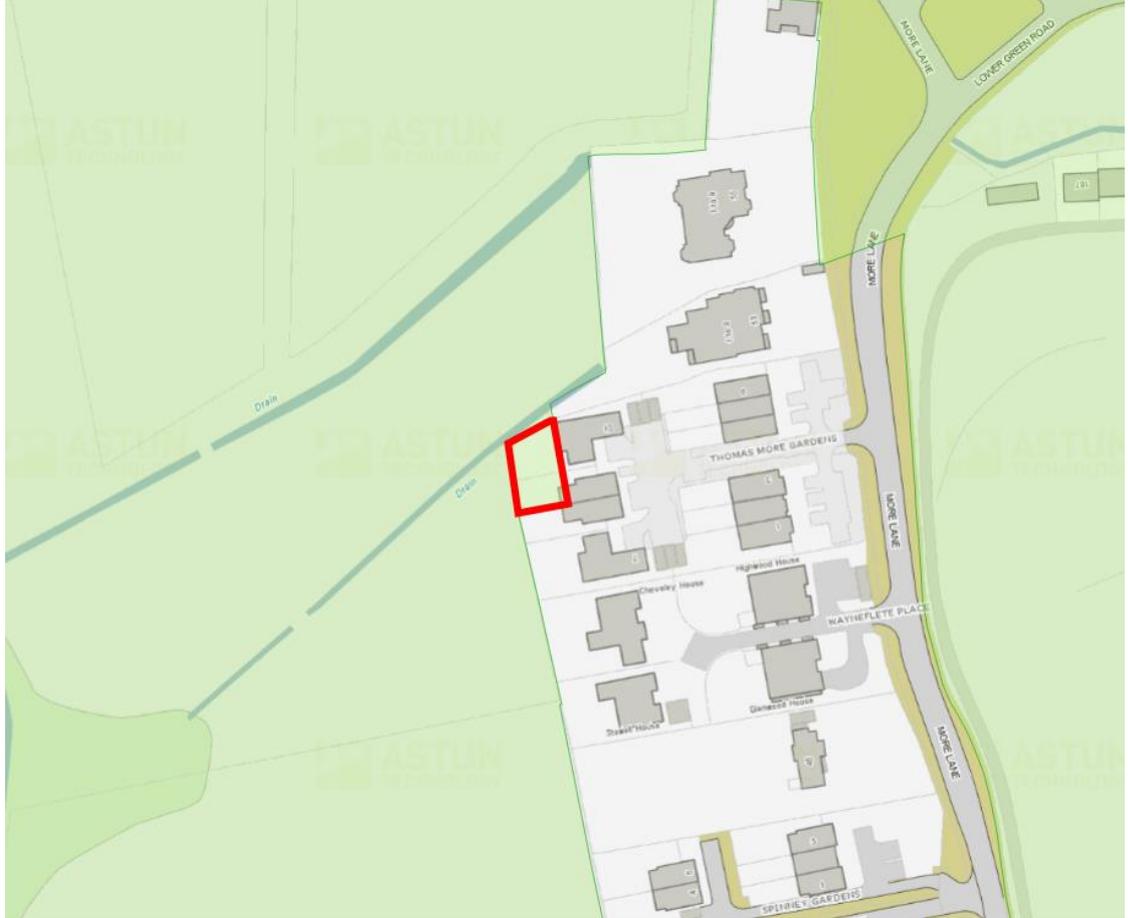
Assessment and description	Key: Area proposed to be added into the Green Belt: 	Copyright Notes : <small>Crown Copyright. All Rights Reserved Elmbridge Borough Council LA 100024882 2015 © Aerial Photography - Cartographic Engineering 2015 Historic Mapping © and database right Crown Copyright and Landmark Information Group Limited (all rights reserved) 2015 Digital Map Data © Bartholomew (2015)</small>
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The current boundary currently does not accurately follow the fence between the Lyon Road Industrial Estate and Weylands Treatment Works.

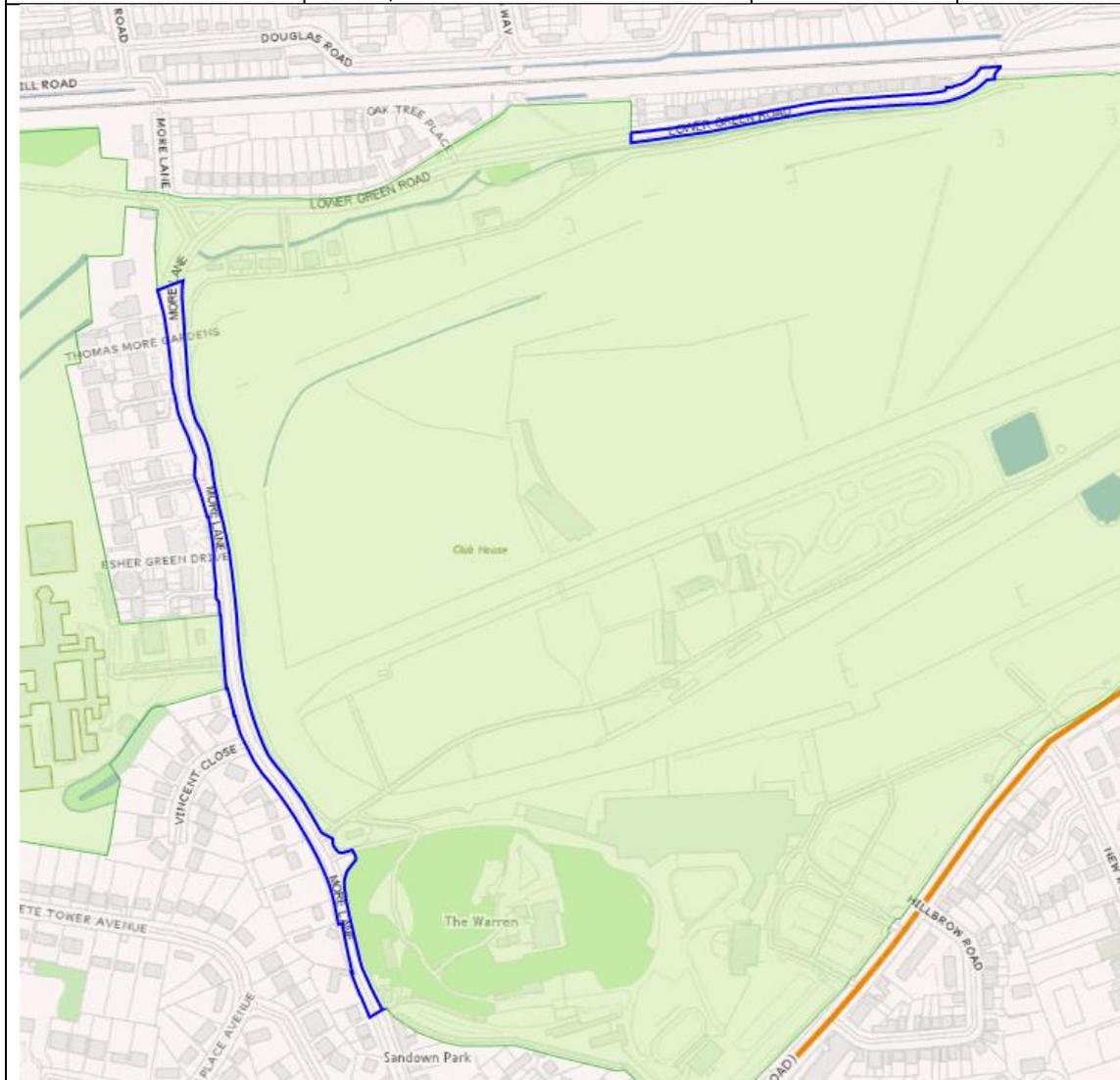
This proposed amendment would result in more land being covered by the Green Belt and would not result in any development potential.

Area size: 0.11ha

Location	End of Mill Road, Lower Green, Esher	Tile No(s).	52
			
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<p>The current boundary does not consistently follow the River Mole which is the logical and defensible boundary. It should be realigned to follow its eastern bank to correct this.</p> <p>This proposed amendment would result in more land being covered by the Green Belt and would not result in any development potential.</p> <p>Area size: 0.19ha</p>			

Location	Rear of 9 & 10 Thomas More Gardens, Esher	Title No(s).	52
			
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<p>The back gardens of these two properties are currently in the Green Belt. The boundary should be moved to the rear of their curtilages for consistency with the neighbouring dwellings to the south and to provide a durable boundary.</p> <p>This amendment would only release a small area covering the rear of two existing residential properties and would not result in additional development potential.</p> <p>Area size: 0.03ha</p>			

Location	More Lane and Lower Green Road, Esher	Tile No(s).	53, 54, 68 & 84
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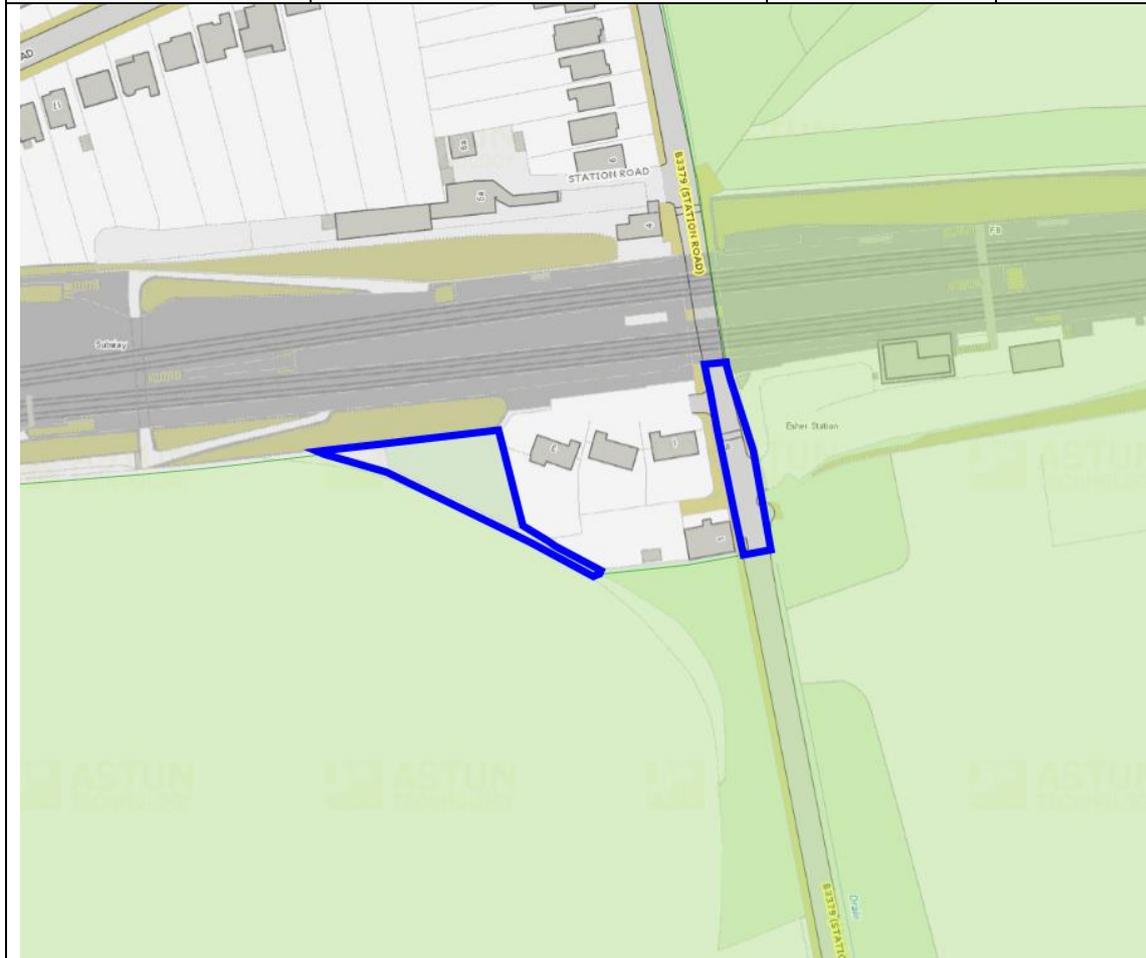
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The current boundary runs along the southern side of parts of Lower Green Road and the eastern edge of sections of More Lane, but this is inconsistent with other areas which are in the Green Belt. The Green Belt should cover Lower Green Road to its northern side and More Lane to its western side where it runs along the edge of Sandown Park. The road is currently excluded from the Green Belt between 58 and 136 Lower Green Road and 53 More Lane until it reaches the northern Boundary of 54 Esher Green. These areas should be included within it.

This proposed amendment would result in more land being covered by the Green Belt and would not result in any development potential.

Area sizes: 0.97ha and 0.28ha

Location	Land to the rear of 1-3 Orleans Close and 1 Station House, Esher	Tile No(s).	55
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The current boundary follows the curve of the race course and not the edge of Sandown Park. It should therefore be moved to the western and southern boundaries of these properties to provide a logical and durable edge to the Green Belt. In addition, the majority of Station Road to the south of the railway line is covered by the Green Belt. The area that is currently excluded from it should be included within in it for consistency.

This proposed amendment would result in more land being covered by the Green Belt and would not result in any development potential.

Area sizes: 0.07ha and 0.04ha

Location	Land to the south of 68-74 Weston Road and 61-67 Weston Park, Weston Green	Tile No(s).	56
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The current boundary does not reflect the edge of the built environment / property boundaries and should be adjusted accordingly.

This proposed amendment would result in more land being covered by the Green Belt and would not result in any development potential.

Area sizes: 0.04ha

Location	Land at St. James Primary School, Weybridge	Tile No(s).	64
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Assessment and description

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The current boundary cuts half way through the sports field, following no logical boundary. It is therefore proposed that it is adjusted southwards to follow the northern boundary of the path that starts on the northern side of the ancillary buildings and arches southwards towards Grotto Road. This will encompass all of the densely wooded area in the eastern part of the site.

This proposed amendment would result in more land being covered by the Green Belt and would not result in any development potential.

Area size: 0.68ha

Location	Land at Oatlands Hotel, Weybridge	Tile No(s).	64 & 65
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Assessment and description

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The current boundary cuts through grassed areas surrounding the Oatlands Hotel. It should be relocated to follow the northern and western edges of the access road that surrounds the hotel.

This amendment would remove land from the Green Belt but would not result in an increase in developable land as the area is also covered by the Historic Parks and Gardens designation which is an absolute constraint.

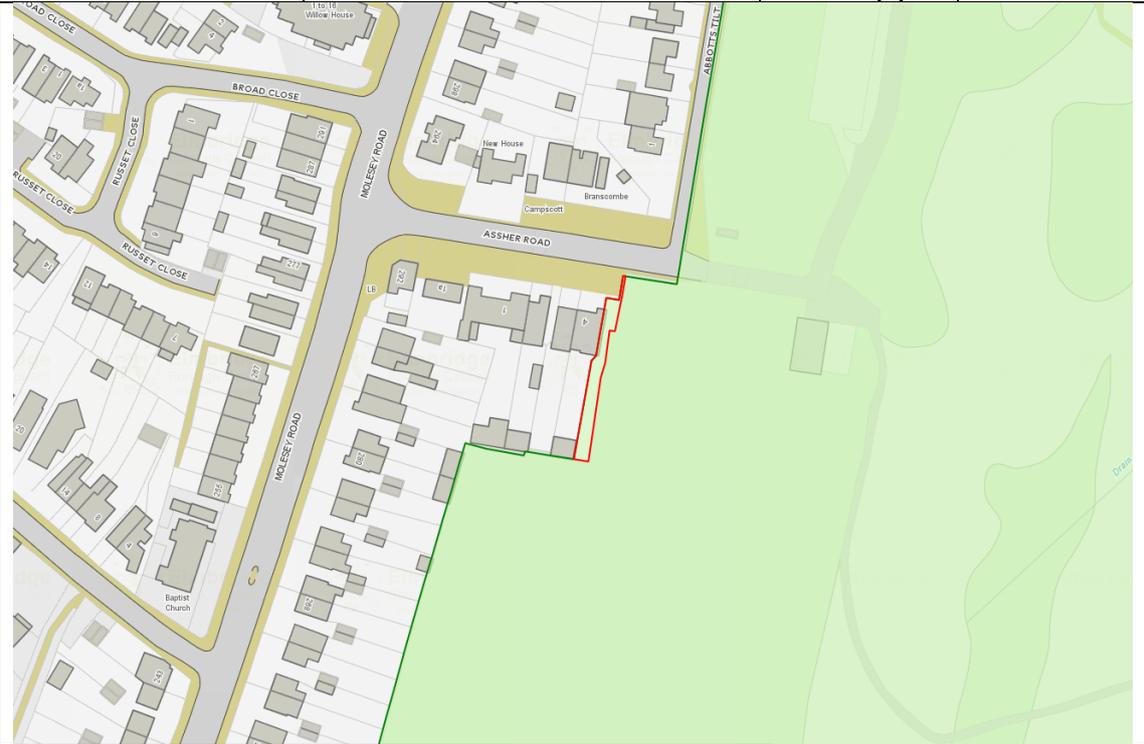
Area size: 0.25ha

Location	Land to the rear of Farington Acres, Weybridge	Tile No(s).	65
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<p>The current boundary does not follow the river line. It should be amended to follow this.</p> <p>This amendment would only affect an area of riverbank and would not result in any development potential.</p> <p>Area size: 0.13ha</p>		

Location	4 Assher Road, Hersham	Tile No(s).	66
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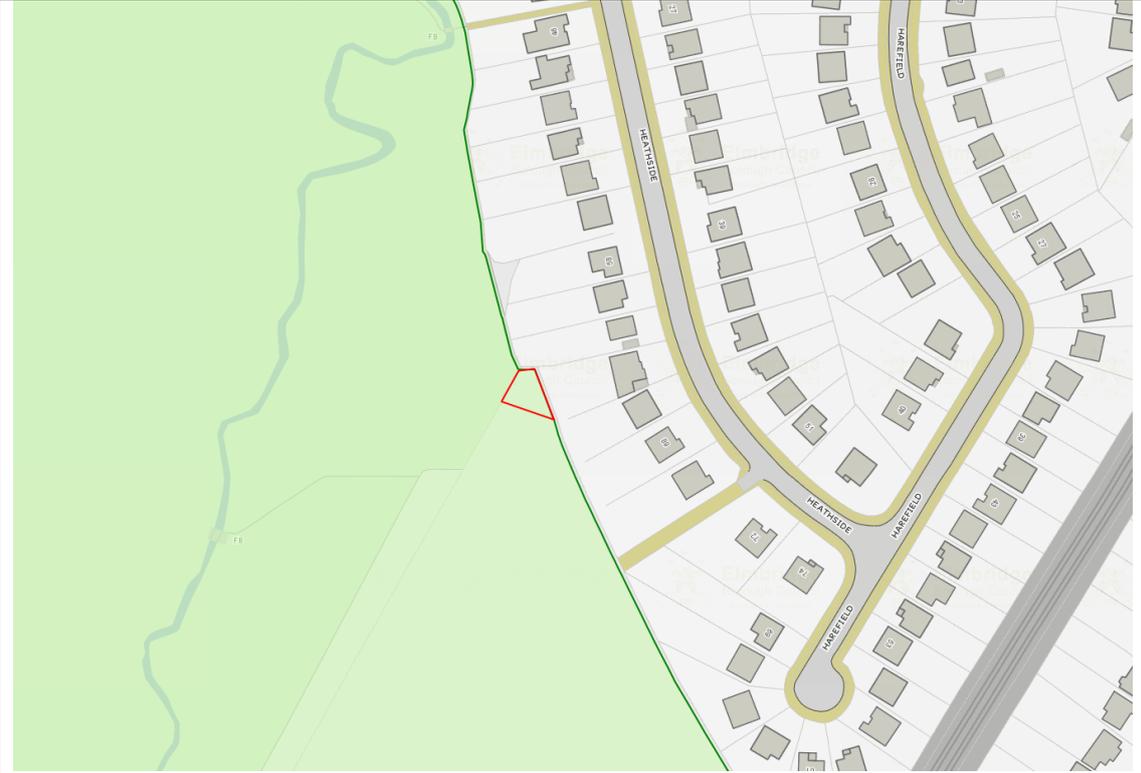
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The current boundary cuts through the side of the property. It should be relocated to follow its curtilage.

This amendment would only release a small area covering the rear of an existing residential property and would not result in additional development potential.

Area size: 0.02ha

Location	Land to the rear of 64 Heathside, Hinchley Wood	Tile No(s).	71
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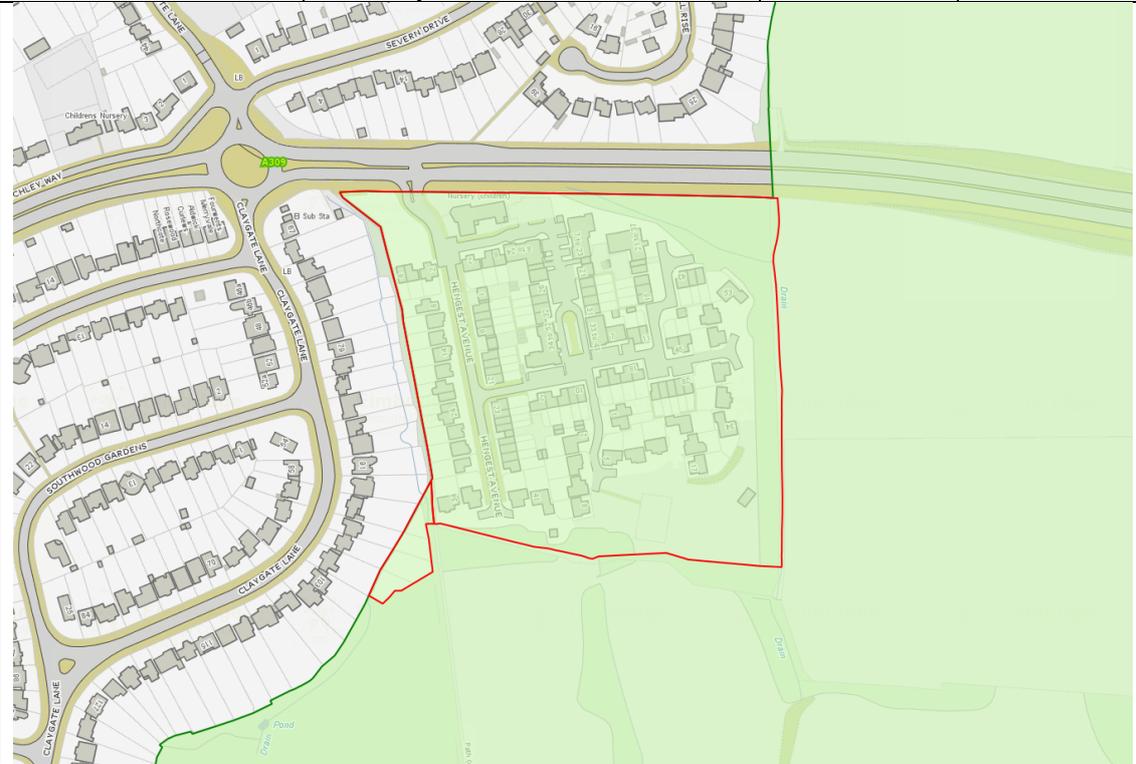
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The boundary currently cuts through the rear garden of number 64. It should be relocated to the property boundary as shown on the aerial map.

This amendment would only affect a small part of the rear garden of an existing residential property and would not result in any additional development potential.

Area size: 0.01ha

Location	Amendment 1: Hinchley Park, Hinchley Wood Amendment 2: Land to the rear of 93-101 Claygate Lane, Hinchley Wood	Tile No(s).	73 & 74
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Amendment 1: The current boundary does not take account of the re-development of the former Government offices on this site. The Green Belt should therefore be removed from this entire site, including its boundary of dense woodland.

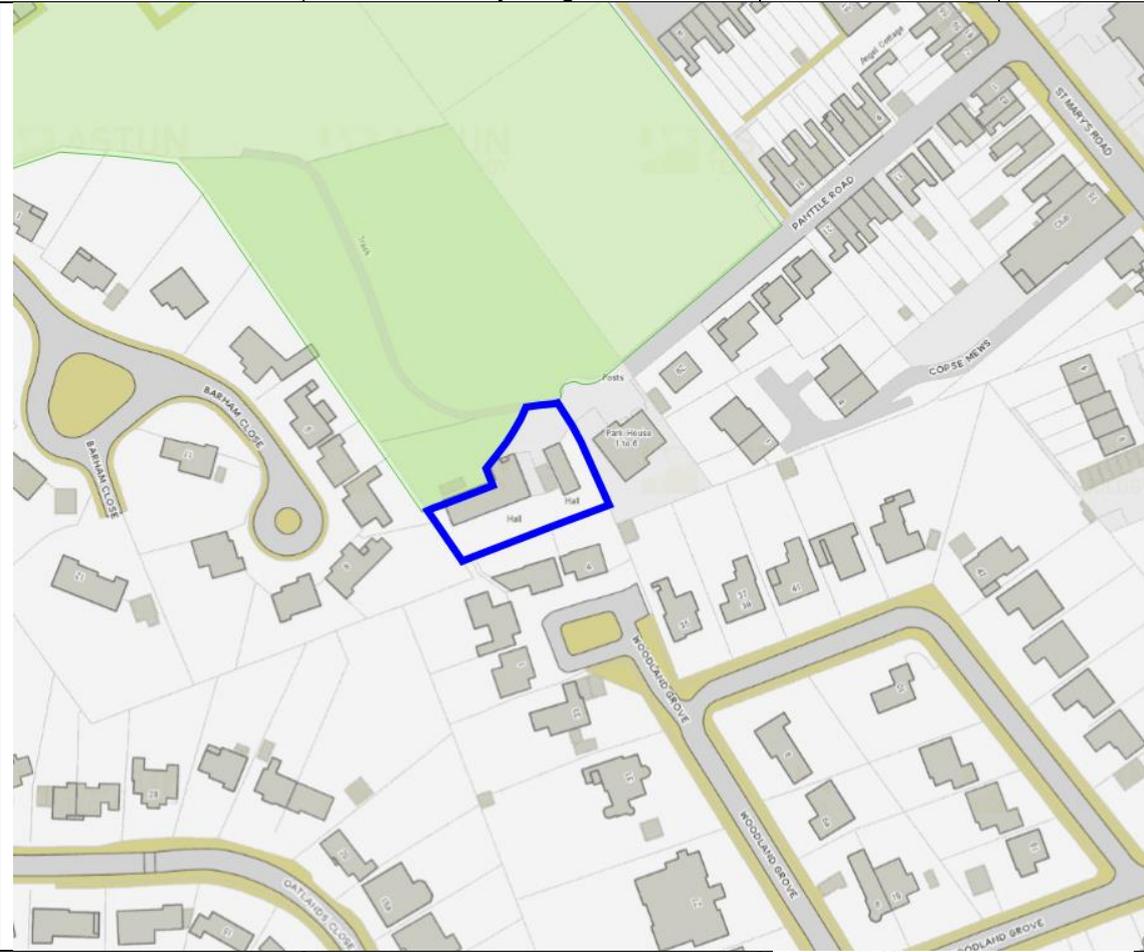
This amendment may result in the existing properties having greater scope for the redevelopment of / extension to their properties and thus there may be the theoretical scope for changes to be made to / within this area.

Amendment 2: The current boundary cuts through the rear gardens of these properties. It should be amended to follow the curtilage and to remove a small strip of adjacent footpath (considering the proposed changes of Amendment 1 above) to provide a clear boundary.

This amendment would only affect a small area of the existing properties rear gardens and would not result in any significant development potential.

Area size: Amendment 1: 4.83ha

Amendment 2: 0.12

Location	Land at the end of Pantile Road, Oatlands, Weybridge	Tile No(s).	77
			
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<p>The current boundary excludes the Scout Hut but without following a defined boundary. The line should therefore be amended to incorporate the Hut and the building to the north of it, excluding Park House and Pantile Road.</p> <p>This proposed amendment would result in more land being covered by the Green Belt and would not result in any development potential.</p> <p>Area size: 0.1ha</p>			

Location	Ellesmere Place, Weybridge	Tile No(s).	78 & 92
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The current boundary excludes a large number of properties from the urban area. These should be removed from the Green Belt and the boundary should follow the curtilage line that runs from the south west to the north east of the properties.

This amendment may result in the existing properties having greater scope for the redevelopment of / extension to their properties and thus there may be the theoretical scope for changes to be made to / within this area. It should be noted that would, however be limited by this area forming part of and containing the statutorily Listed (former) Ellesmere Hospital building.

Area size: 2.15ha

Location	Queens Road, Weybridge	Tile No(s).	79 & 80
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Amendment 1: The current boundary does not follow a logical route, so the Green Belt should be extended to cover Queens Road and the northern verge until it meets the roundabout at the junction of Ashley / Erishwell Road.

This proposed amendment would result in more land being covered by the Green Belt and would not result in any development potential.

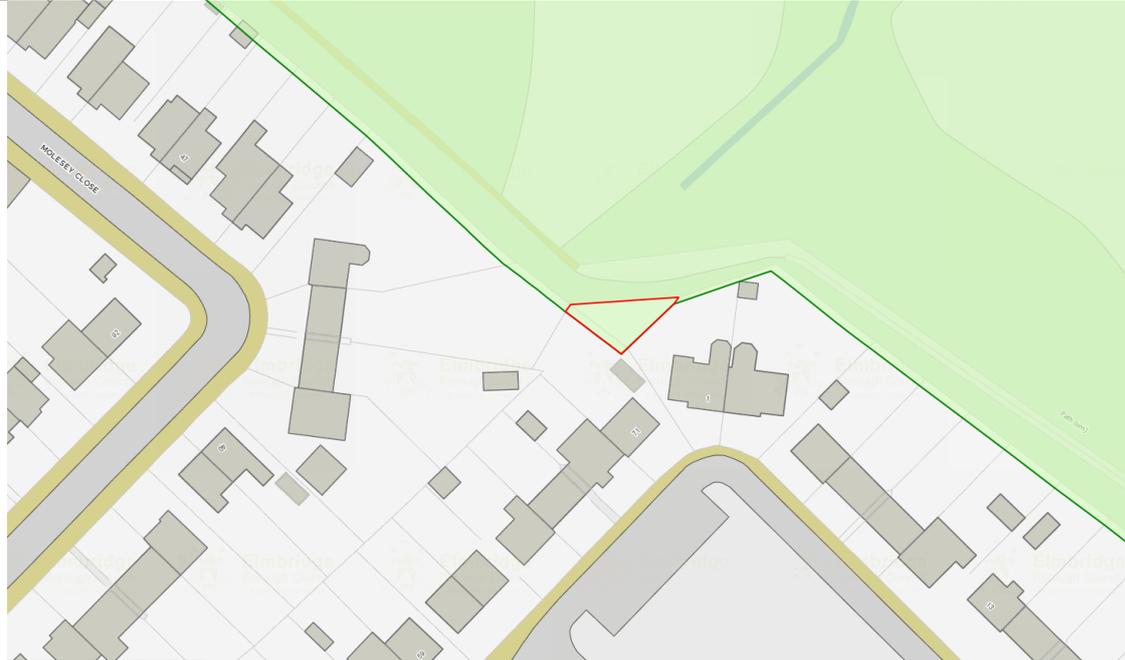
Amendment 2: The current boundary does not follow a logical route and for a large part only covers a highway verge. The boundary should be relocated to the western edge of Erishwell Road and the Queens Road roundabout.

This amendment would result in an area of land having a greater potential for development than before as it would be removed from the Green Belt. However, due to the linear shape of the area concerned, this is not likely to be great. The main aim of this recommendation is to remove an area of land that is primarily a highway verge and does not serve the purposes of the Green Belt.

Area size: Amendment 1: 0.48ha

Amendment 2: 2.39ha

Location	Land rear of 1 Southdown Road, Hersham	Tile No(s).	81
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The boundary currently cuts through the corner of the garden of 1 Southdown Road. This area should be removed to follow the property's curtilage. It should be noted that alongside this proposed specific amendment the Green Belt boundary along the rear of the properties in this area needs re-aligning with the updated base layer to accurately reflect where this boundary should lie.

This amendment would only affect a small area of the rear garden of an existing residential property and would not result in any significant development potential.

Area size: 0.0085ha

Location	Land rear of 56-58 Esher Road, Hersham	Tile No(s).	82
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The boundary currently cuts through the rear gardens of 56-58 Esher Road. It should be relocated to the property boundary for consistency.

This amendment would affect a small area of the gardens of two existing residential properties and would not result in any significant development potential.

Area size: 0.015ha

Location	Land at Woodside Manor, Esher	Tile No(s).	83, 97 & 98
<p>The image is an aerial map of a residential area in Esher. A red polygon highlights a specific plot of land, which is the subject of the table above. The map shows several buildings, including 'SANTHAGE HOUSE' and 'WOODSIDE MANOR'. There are also several 'DRAIN' lines and 'POUD' (pond) areas. The map is overlaid with a grid of tiles, and the red polygon is located on the boundary between tiles 83, 97, and 98. The map also features the 'ASTUN' logo in several places.</p>			



Assessment and description

Key:
Area proposed to be removed from the Green Belt: 

Copyright Notes :

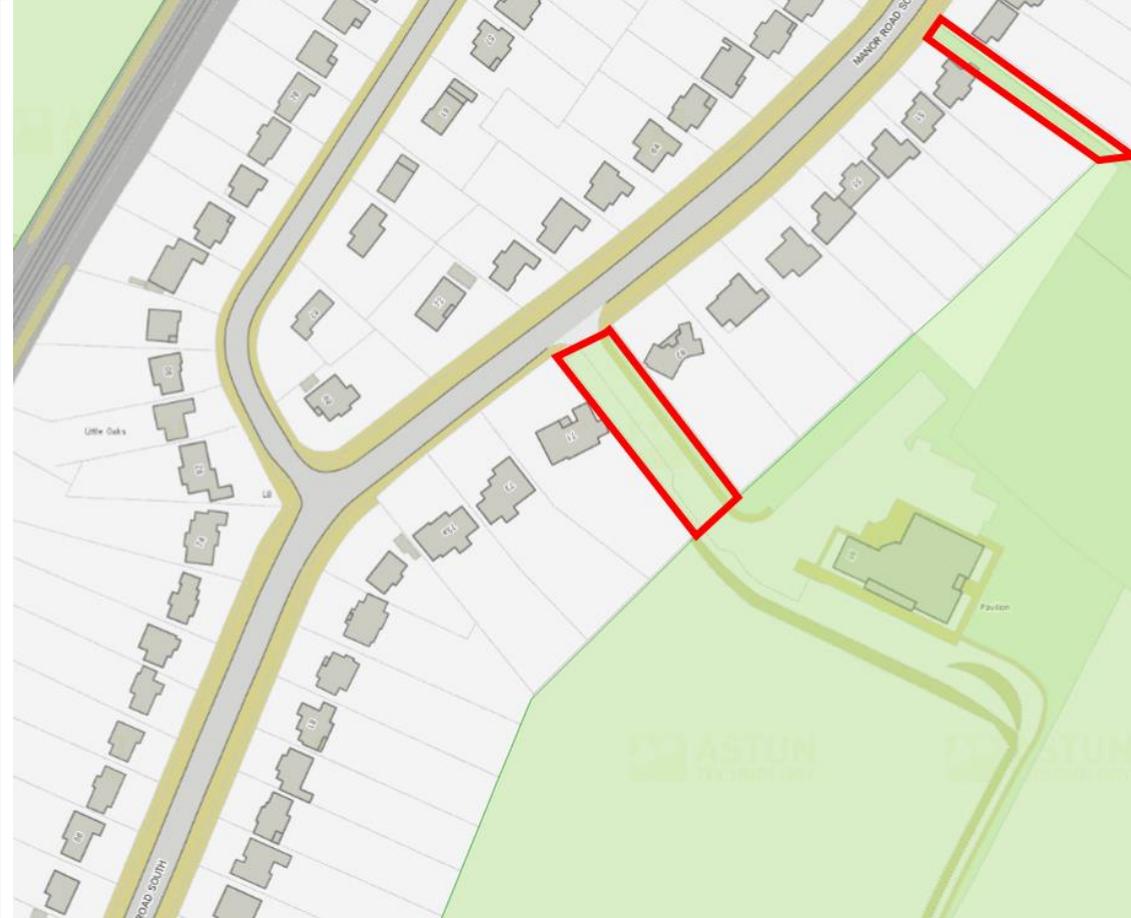
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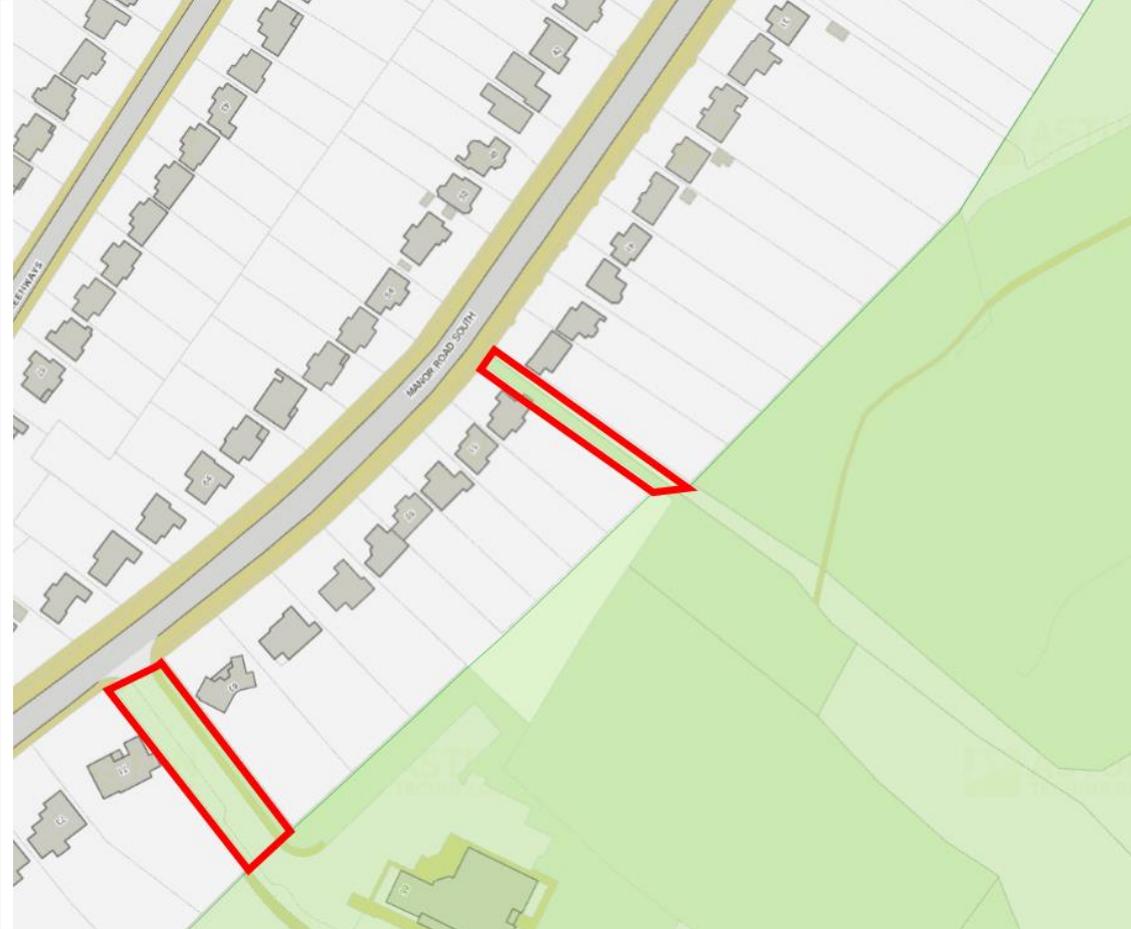
The boundary currently cuts through Woodside Manor. It would be more logical for it to follow the exterior line of the main building, leaving its grounds within the Green Belt.

This amendment would only follow the outline of the building and not result in any significant development potential.

Area size: 0.03ha

Location	Land west of Littleworth Lane and Littleworth Road, Esher	Tile No(s).	86
			
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<p>The Green Belt does not currently follow a defined boundary north of 1 Littleworth Lane. It should therefore be relocated to the eastern side of Littleworth Lane / Littleworth Road to exclude the roads entirely from the Green Belt as they are along the majority of their length. This will provide a more consistent boundary.</p> <p>This amendment would only result in the removal of a thin strip of land which mainly consists of Littleworth Lane and would not represent any significant development potential.</p> <p>Area size: 0.16ha</p>			

Location	Land between 63 and 71 Manor Road South, Hinchley Wood	Tile No(s).	87
			
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<p>This lane should be excluded from the Green Belt and the boundary should run smoothly between the rear curtilage lines of 63 and 71 Manor Road South instead as it forms part of the wider urban area. This would be a more logical approach to the Green Belt boundary in this location.</p> <p>This amendment would only result in the removal of a thin strip of land between residential properties and would not result in any significant development potential.</p> <p>Area size: 0.09ha</p>			

Location	Land between 47 and 49 Manor Road South, Hinchley Wood	Tile No(s).	88
			
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<p>This lane should be excluded from the Green Belt and the boundary should run smoothly between the rear curtilage lines of 47 and 49 Manor Road South instead as it forms part of the wider urban area. This would be a more logical approach to the Green Belt boundary in this location.</p> <p>This amendment would only result in the removal of a thin strip of land between residential properties and would not result in any significant development potential.</p> <p>Area size: 0.04ha</p>			

Location	Seven Hills Road / Queens Road roundabout, Weybridge	Tile No(s).	92
			
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<p>The current boundary does not accurately cover the traffic island in Queens Hill Road. It should be removed from the Green Belt and the line relocated to follow its eastern edge in a smooth curve. This removal of Green Belt should also include the verge to the south of the traffic island and this should continue southwards until the eastern side of the access point from High Beeches onto Queens Road.</p> <p>This amendment would only result in the removal of part of a traffic island and access road onto Queens Road and would not result in any significant development potential.</p> <p>Area size: 0.07ha</p>			

Location	Land to the south of 46 Thrupps Lane, Hersham	Tile No(s).	94
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Assessment and description

Key:
Area proposed to be removed from the Green Belt:

Copyright Notes :

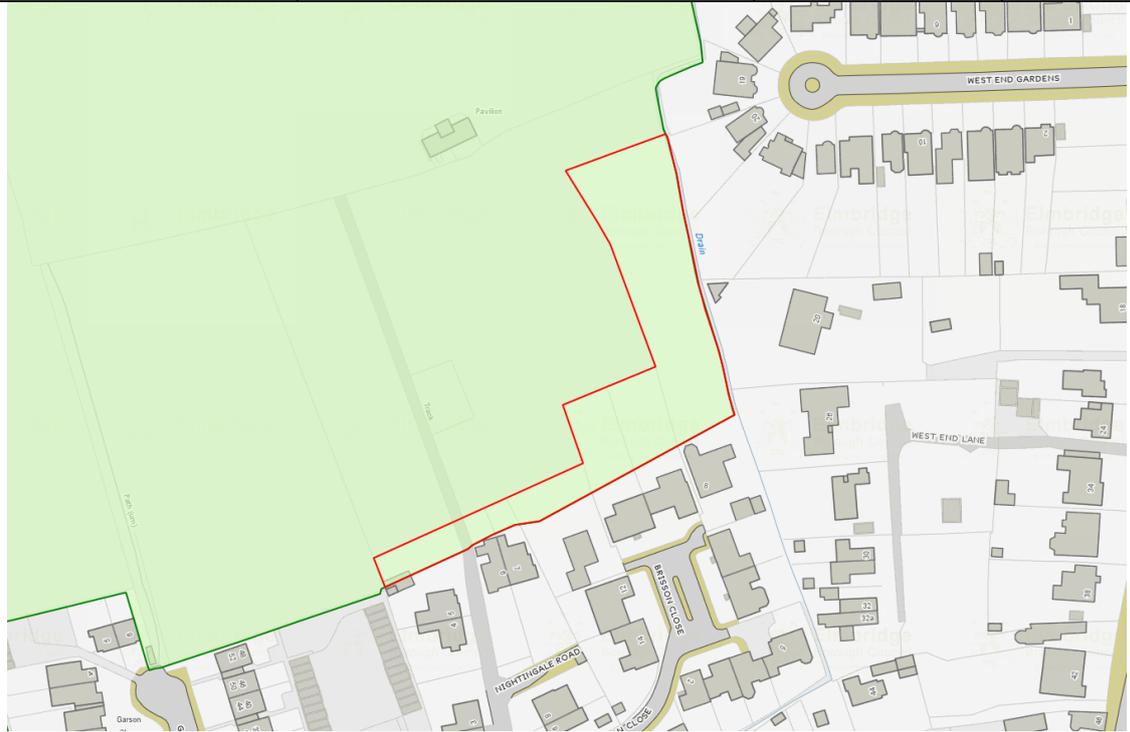
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The current boundary cuts through the curtilage of 46 Thrupps Lane. It should be adjusted to follow its boundary.

This amendment would only removal a small part of the rear garden of an existing residential property and would not result in any significant development potential.

Area size: 0.023ha

Location	Gardens to the rear of Brisson Close and West End Gardens, West End	Tile No(s).	96
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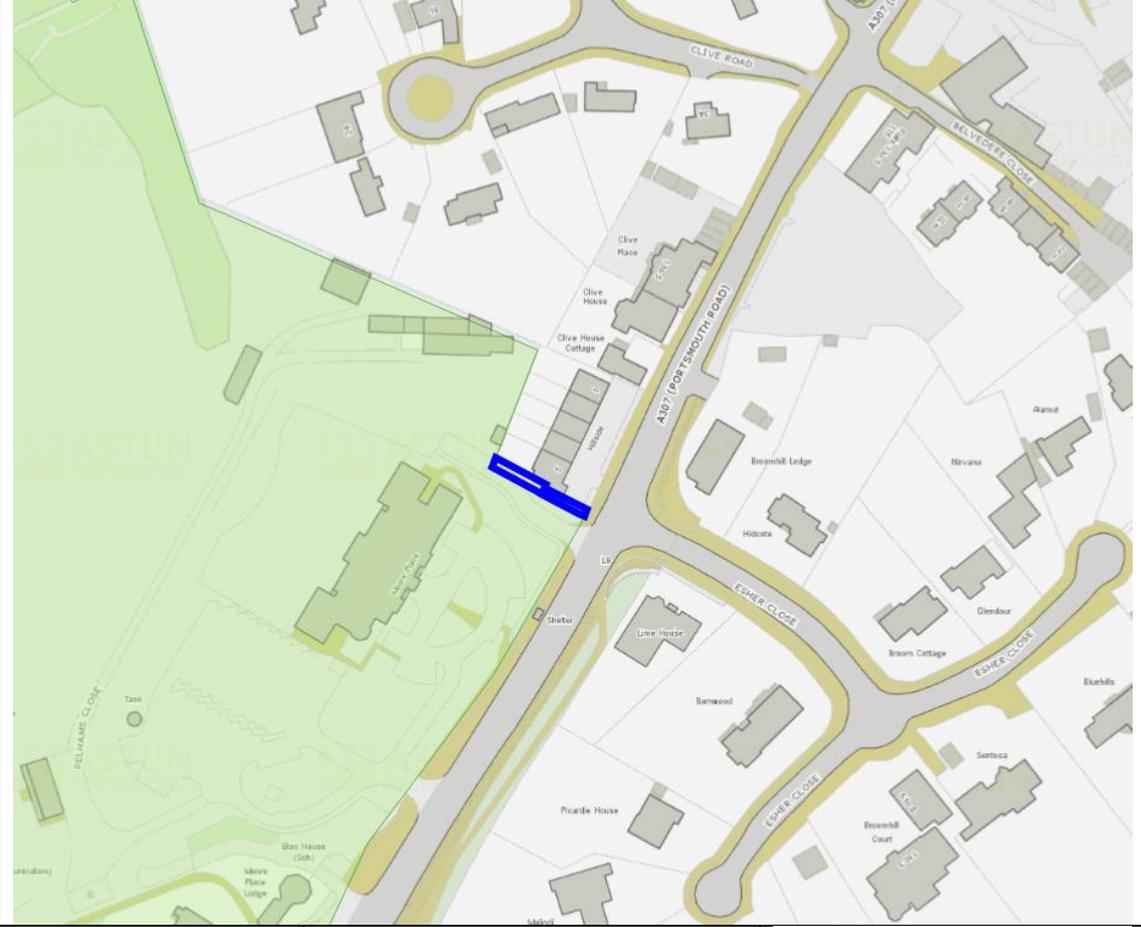


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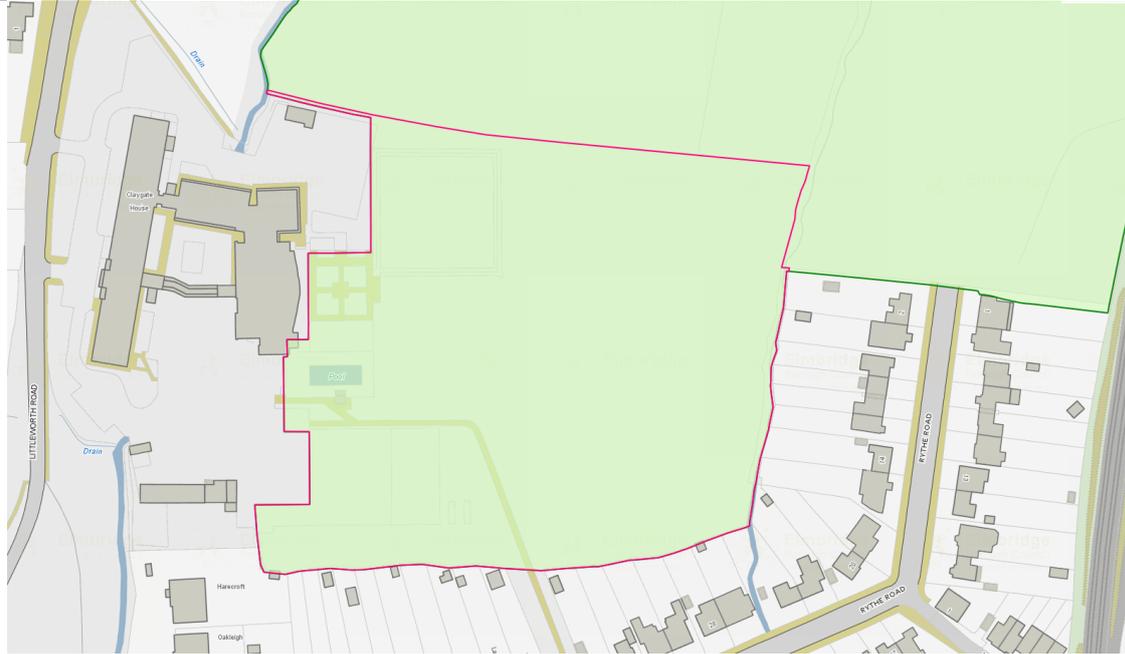
The current boundary cuts through the rear gardens of a number of properties, not following a recognisable feature. It should be relocated to their property boundaries to provide a clear delineation.

This amendment only seeks to remove the rear gardens of existing residential properties, which while this may result in these areas being more able to be developed than before, this amendment seeks consistency as opposed to enabling development in this area.

Area size: 0.35ha

Location	Land at Moore Place, Esher	Tile No(s).	98
			
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<p>The boundary should be moved directly adjacent to the curtilage of 5 Hillside to ensure that the entirety of the curtilage of Moore Place is within the Green Belt. This provides the most logical and permanent boundary for the Green Belt in this location.</p> <p>This proposed amendment would result in more land being covered by the Green Belt and would not result in any development potential.</p> <p>Area size: 0.01ha</p>			

Location	Land rear of Claygate House, Claygate	Tile No(s).	99
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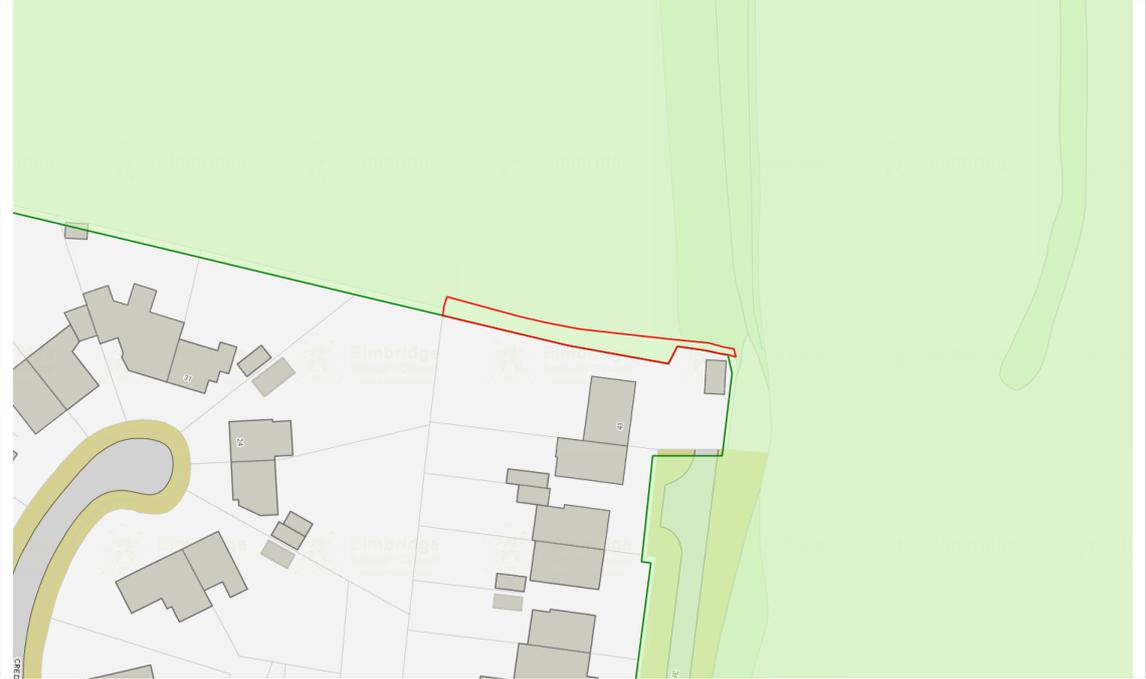


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The Green Belt does not follow a logical or recognisable feature along the western boundary (cutting through a car park, part of the building etc.). It is recommended that it is relocated to remove the entirety of the curtilage of Claygate House, with the boundary running along the tree belt at its northern edge.

This amendment would result in a greater area of land having the potential for redevelopment. However, this recommendation is concerned with having the Green Belt follow a logical boundary which it currently does not.

Area size: 2.44ha

Location	43 Old Claygate Lane, Claygate	Tile No(s).	102
			
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<p>The current boundary does not follow a logical feature along its northern edge. This should follow the property boundary.</p> <p>This amendment only seeks to remove part of the garden of a residential development and would not result in any development potential.</p> <p>Area size: 0.0137ha</p>			

Location	Land at Weybridge Station, Weybridge	Tile No(s).	103 & 104
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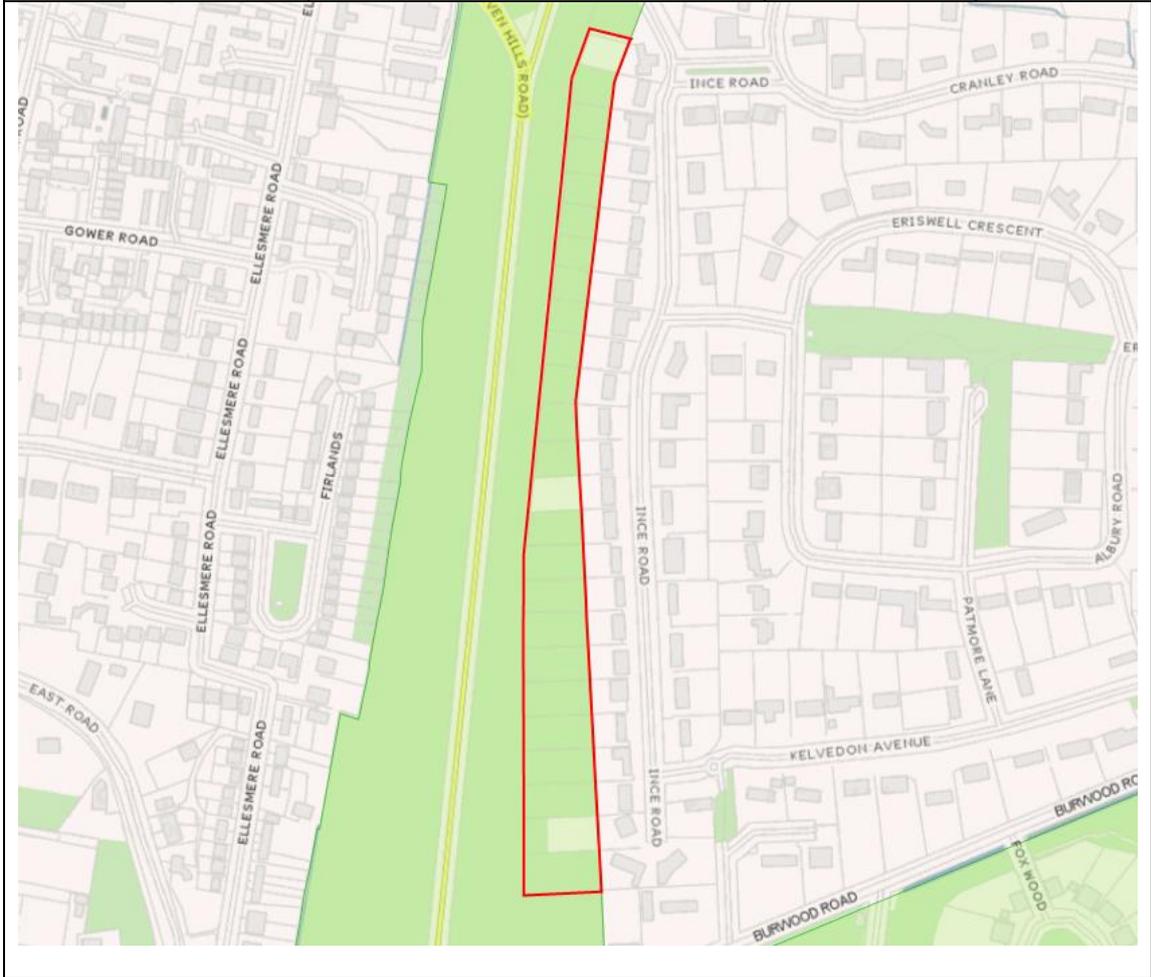
The current boundary cuts through the railway line, following where the urban area to the south ends, however this is not a logical boundary. It should be relocated to encompass the railway station and the car park to the south, following the northern boundary of Station Approach, but then cutting across the junctions for Station Approach and the car park with Burwood Road, staying the western side of Burwood Road. It should also exclude the road that heads in a south westerly direction towards the properties at Heathside.

This amendment seeks to remove a comparatively urbanised location from the Green Belt as its current boundary is not logical in this location. This may result in there being additional development opportunities at the railway station and its associated car park.

Area size: 1.43ha

Location	Claire Cottage, Cobbets Hill, Weybridge	Tile No(s).	104
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<p>The current boundary runs through the rear garden of the property, directly behind the building line. As the Green Belt along the rest of its length in this area runs along the western edge of the road, this should continue and thus the entire property should be within the Green Belt, making consistent use of the physical feature that is readily recognisable and likely to be permanent.</p> <p>This proposed amendment would result in more land being covered by the Green Belt and would not result in any development potential.</p> <p>Area size: 0.02ha</p>			

Location	Land rear of 4-52 Ince Road, Burwood Park	Tile No(s).	105 & 121
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Assessment and description

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Area proposed to be removed from the Green Belt:

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The Green Belt currently cuts through the rear gardens of the properties on Ince Road and does not follow a logical feature. The boundary should therefore be moved to the rear curtilage line of these properties as this is a defensible feature.

This amendment seeks to remove the rear gardens of these properties from the Green Belt. Whilst this amendment covers a significant area of land, due to the restrictions on plot subdivision in Burwood Park, this would not result in any development potential.

Area size: 2.82ha

Location	Land south of West End Lane and Winterdown Road, West End, Esher	Tile No(s).	110
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The current boundary is not logical as it does not follow a durable feature, particularly along its boundary that fronts Hawkshill Way. The nearest logical boundary is for it to be moved northwards to the southern edge of Winterdown Road / West End Lane. This amendment should be carried on as far the junction of Neville Close.

This amendment is covered by a Common Land designation and thus it does not result in any development potential.

Area size: 0.18ha

Location	43 Winterdown Road, West End, Esher	Tile No(s).	110
			
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<p>43 Winterdown Road is currently in the Green Belt. It should be excluded as it forms part of a wider stretch of residential properties to the east of it and is separate from the Garden Centre to its north and west.</p> <p>This amendment removes a single residential dwelling from the Green belt and does not result in any significant development potential.</p> <p>Area size: 0.04ha</p>			

Location	Land to the south of Seven Arches Approach, Weybridge	Tile No(s).	118 & 119



Assessment and description

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The current Green Belt boundary cuts through a cluster of trees on the northern side of the railway line, but without following a logical feature. The line should therefore be re-drawn to exclude the entire cluster of trees, following the path directly adjacent to the north of it instead. This would provide a more durable and logical boundary along the length of this stretch of railway line.

This amendment only covers a highly wooded area of land associated with the railway and would not result in any significant development potential.

Area size: 0.09ha

Location	Land at East Leigh, Woodlawn, La Pineta and Severn Hills Close, Weybridge	Tile No(s).	121, 137, & 138
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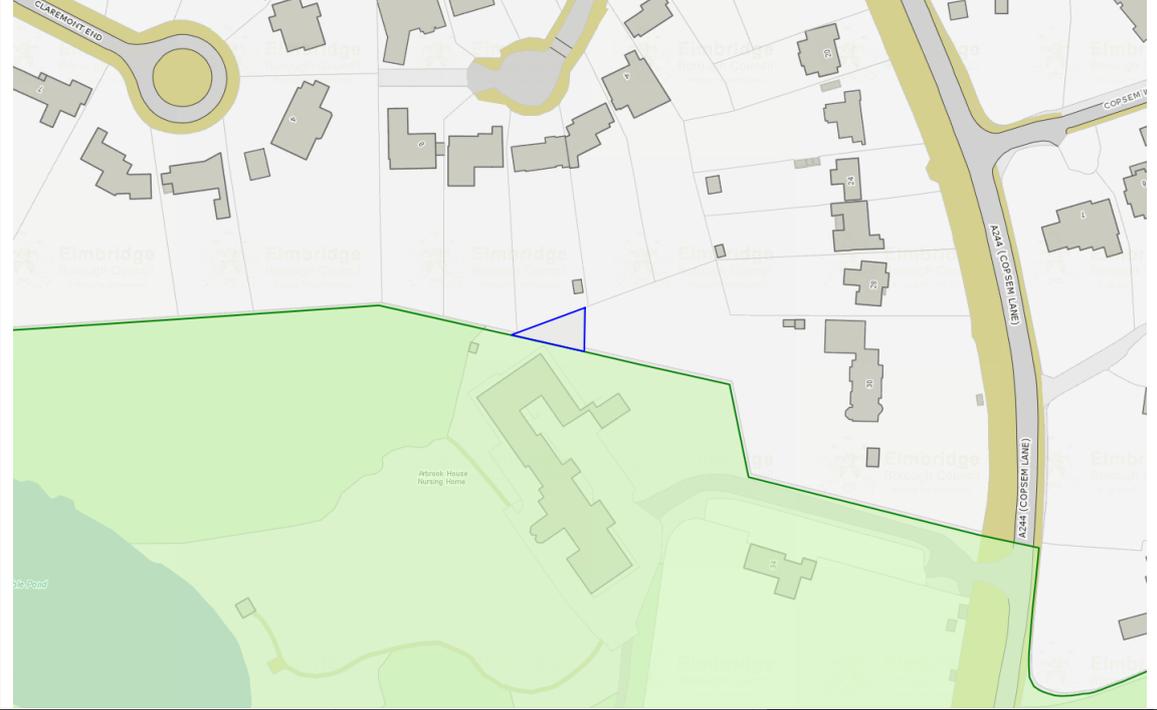


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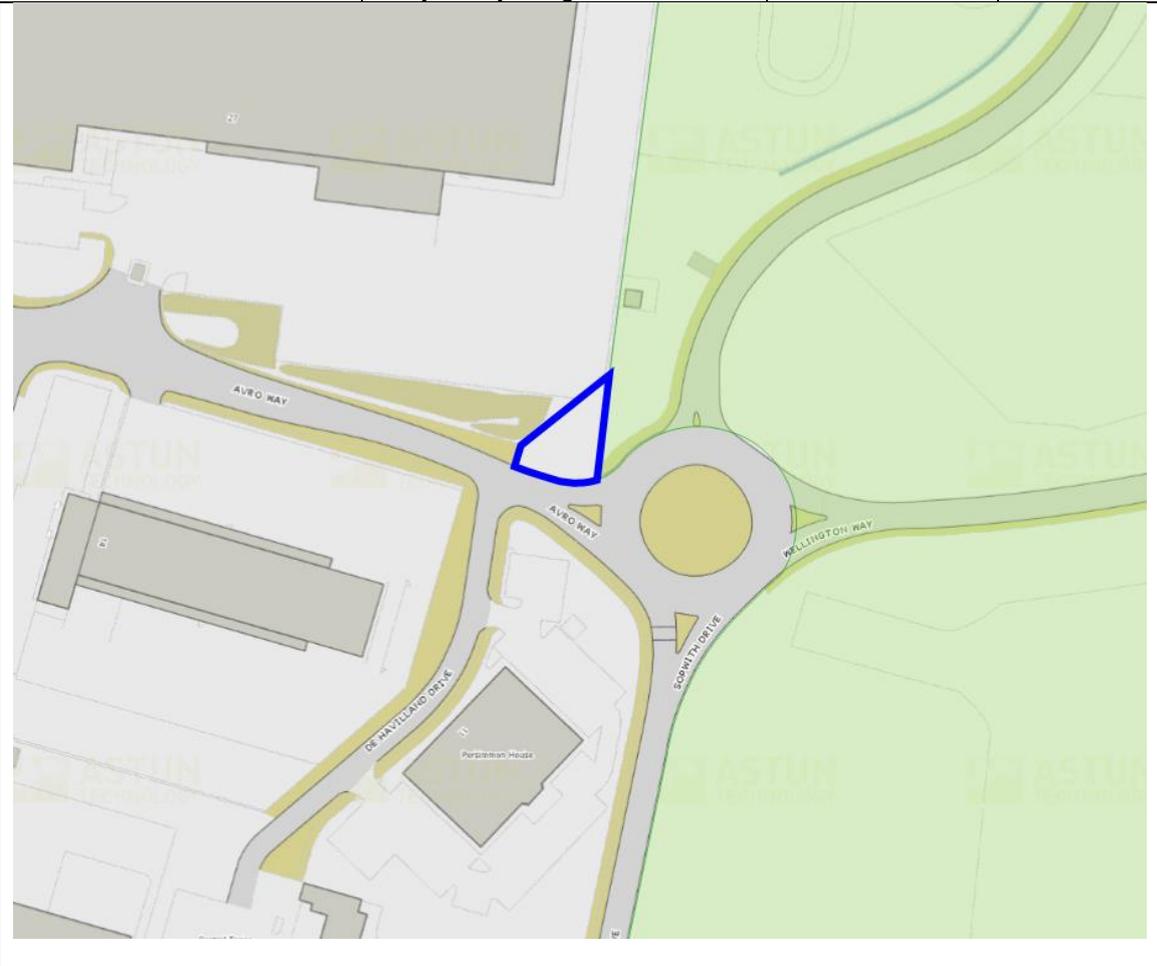
The current boundary excludes a cluster of 9 properties along Seven Hills Close and three to the south of them. It also cuts through the rear gardens of East Leigh, Woodlawn and La Pineta. The boundary should be amended to exclude these properties and their gardens from the Green Belt and should then run along the southern side of Burwood Road and the west of Severn Hills Road.

This amendment may result in the existing properties located in Seven Hills Close having additional re/development potential due to them no-longer being located in the Green Belt. However, the removal of these properties is only considered in conjunction with the removal of the rear gardens of Woodlawn and La Pineta which are covered by the St Georges Hill Act which limits the subdivision and redevelopment of the plots covered, and thus this would not, overall, result in a significant development potential.

Area size: 3.97ha

Location	Land at Arbrook House, Copsem Lane, Esher	Tile No(s).	126
			
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<p>The Current boundary does not follow the curtilage of Arbrook house correctly along its northern edge. This should be corrected.</p> <p>This proposed amendment would result in more land being covered by the Green Belt and would not result in any development potential.</p> <p>Area size: 0.012ha</p>			

Location	Land to the rear of 1-2 Claygate Lodge Close, Claygate	Tile No(s).	129
			
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<p>The Green Belt boundary currently cuts across the rear gardens of these two properties and thus it should be moved to the rear boundary. As the railway line is excluded along its boundary with Claygate this pattern is continued along this proposed amendment.</p> <p>This amendment would only result in the removal of a small area covering the rear gardens of two existing residential properties and a minor stretch of adjacent railway line and would not result in any significant development potential.</p> <p>Area size: 0.32ha</p>			

Location	Land fronting onto Avro Way, Weybridge	Tile No(s).	141
			



Assessment and description

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The current boundary does not follow a defined feature in this area. Therefore, it should be amended to follow the existing tree line that runs from the south west to the north east adjacent to the corner of the roundabout at Avro Way.

This proposed amendment would result in more land being covered by the Green Belt and would not result in any development potential.

Area size: 0.04ha

Location	Area south of Copsem Lane roundabout, Oxshott	Tile No(s).	148
			
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<p>The current boundary cuts across the A244, but not at a recognisable boundary. It is therefore recommended that it should be adjusted to follow the curtilage of 42 Copsem Lane to the northern side of its access point. From there it should go across the road to the southern tip of the traffic island and then meet the curtilage of 33 Copsem Lane to join the wider Green Belt.</p> <p>This proposed amendment would result in more land being covered by the Green Belt and would not result in any development potential.</p> <p>Area size: 0.04ha</p>			

Location	Badgers Wood, St George's Hill, Weybridge	Tile No(s).	166
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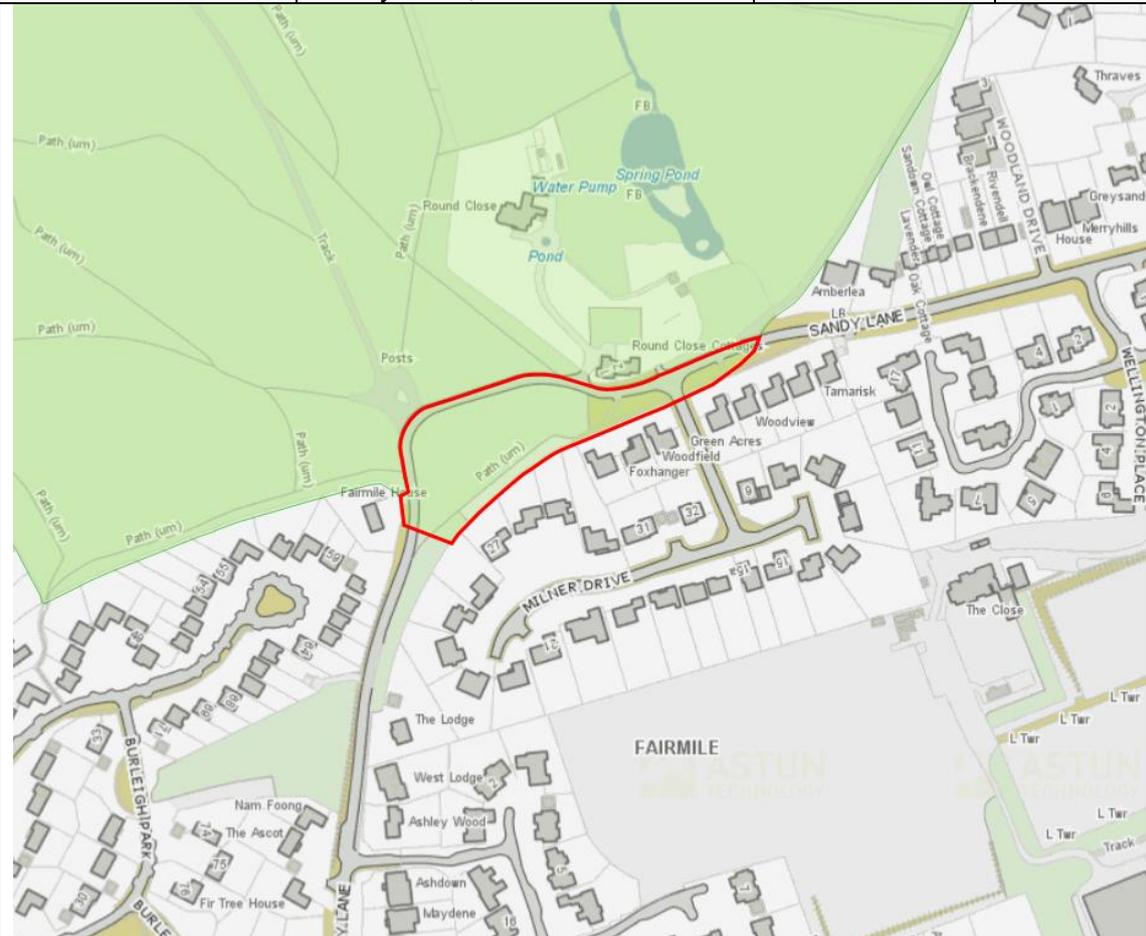
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The current boundary runs through the garden of Badgers Wood, which should be taken out of the Green Belt as the main part of the property (including the house) is already outside it. The Green Belt boundary should run along the property boundary.

This proposed amendment would remove a significant area of land from the Green Belt but due to the main part of the property being covered by the St Georges Hill Act, and thus it does not result in a significant increase in development potential in this area. The change is concerned with ensuring the Green Belt follows a logical boundary.

Area size: 0.63Ha

Location	Land between Milner Drive and Sandy Lane, Oxshott	Tile No(s).	172
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The current extent of the Green Belt does not follow a recognisable boundary. It should therefore be amended to follow the northern side of Sandy Lane to provide a defensible boundary.

The area of land covered by this proposed amendment is also covered by an existing Commons designation and thus does not result in any development potential.

Area size: 0.73Ha

Location	Land to the north of Fairoak Lane, Oxshott	Tile No(s).	174 & 175



Assessment and description

Key:
Area proposed to be removed from the Green Belt:
Area proposed to be added into the Green Belt:

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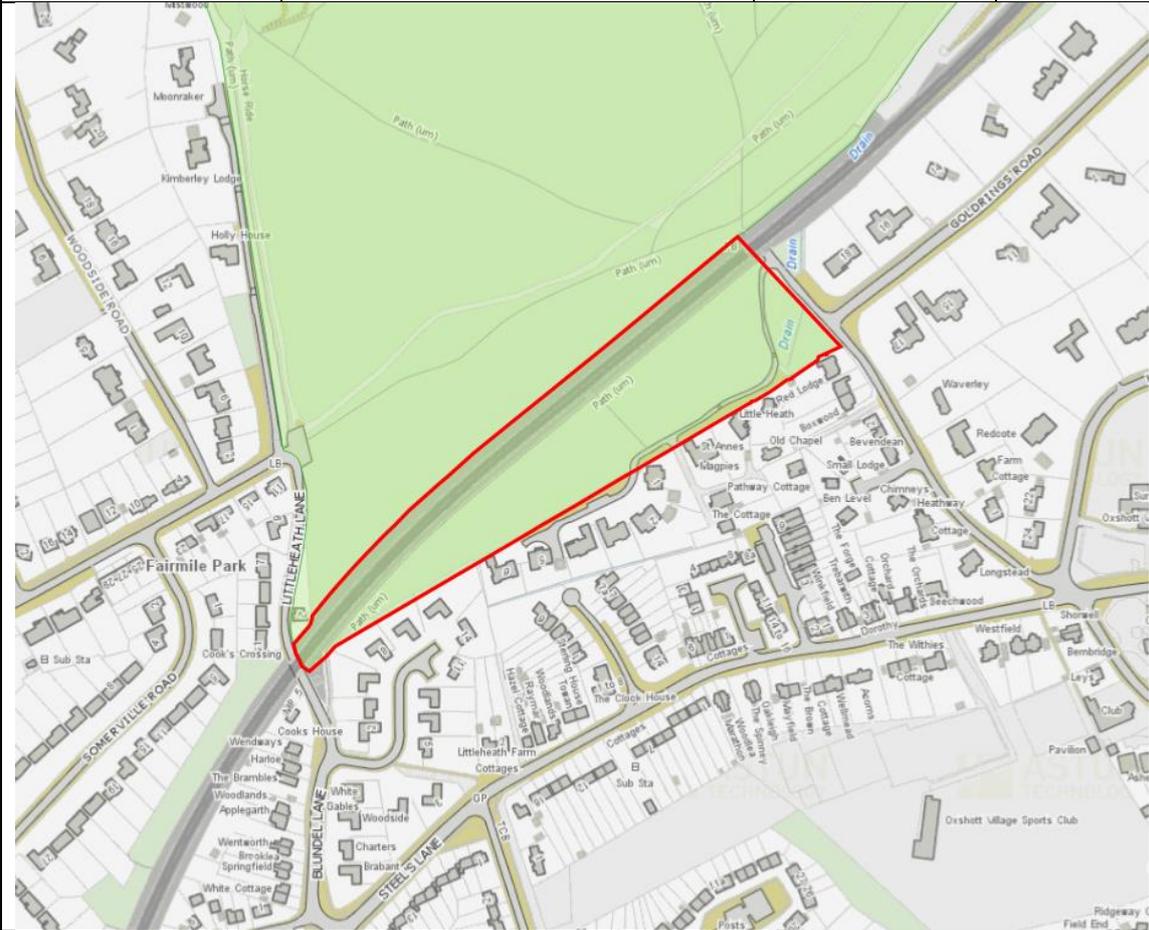
These areas of land are set along the existing urban area and the railway line. The railway line is excluded from the urban area along the majority of its border with the urban area of Oxshott. The boundary should therefore be moved to the northern side of the railway line along the length of Oxshott's urban area for consistency.

The proposed amendments either add land into the Green Belt or are located within the Oxshott Heath Commons designation and thus these changes do not result in any development potential.

Area sizes: 0.72Ha (removal) 0.04ha (addition)

Location	Land to the west of Sainsbury's, Cobham	Tile No(s).	177
			
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<p>The Green Belt currently cuts through the western corner of the Sainsbury's site and it should therefore be adjusted to go around its perimeter.</p> <p>This is a minor change reflecting the existing developed area of this site and does not represent an increase in development potential.</p> <p>Area size: 0.02ha</p>			

Location	Land at Englemere Park, Cobham	Tile No(s).	182 & 189
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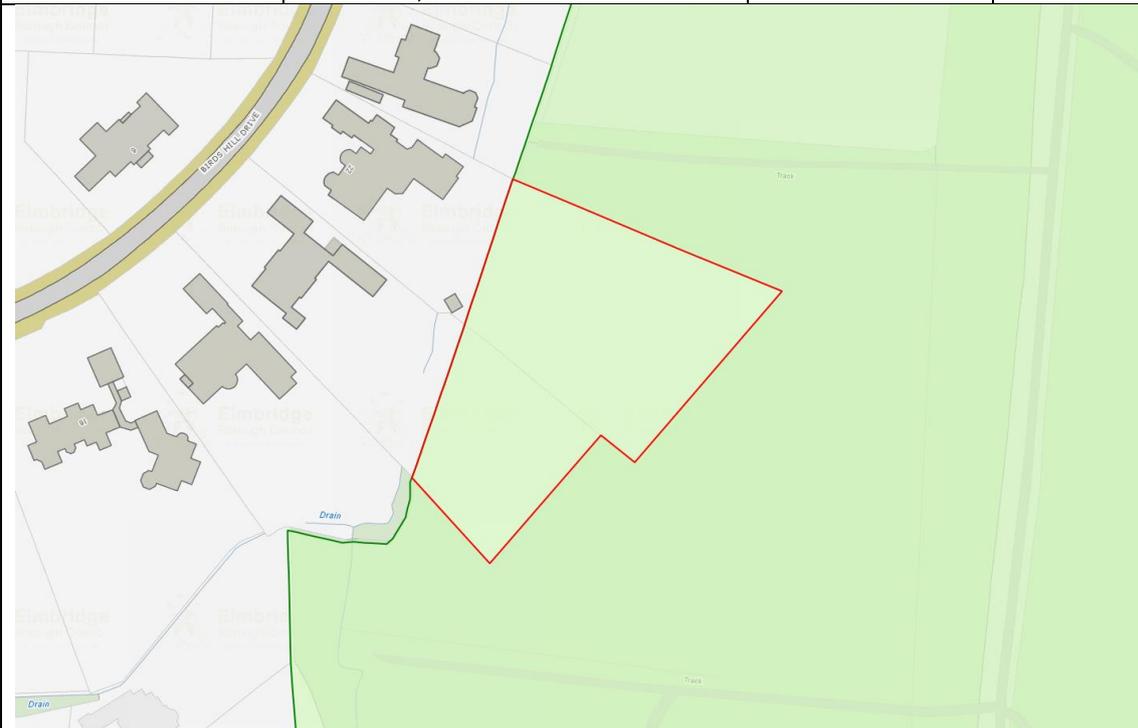
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This area of land is set between the existing urban area and the railway line. The railway line is included in the urban area along the majority of its border with the urban area of Oxshott. The boundary should therefore be moved to the northern side of the railway line the length of Oxshott's urban area for consistency.

This proposed amendment is covered by the Oxshott Heath Commons designation and thus does not provide any development potential.

Area size: 2.54

Location	Land to the rear of 20-22 Birds Hill Drive, Oxshott	Tile No(s).	184
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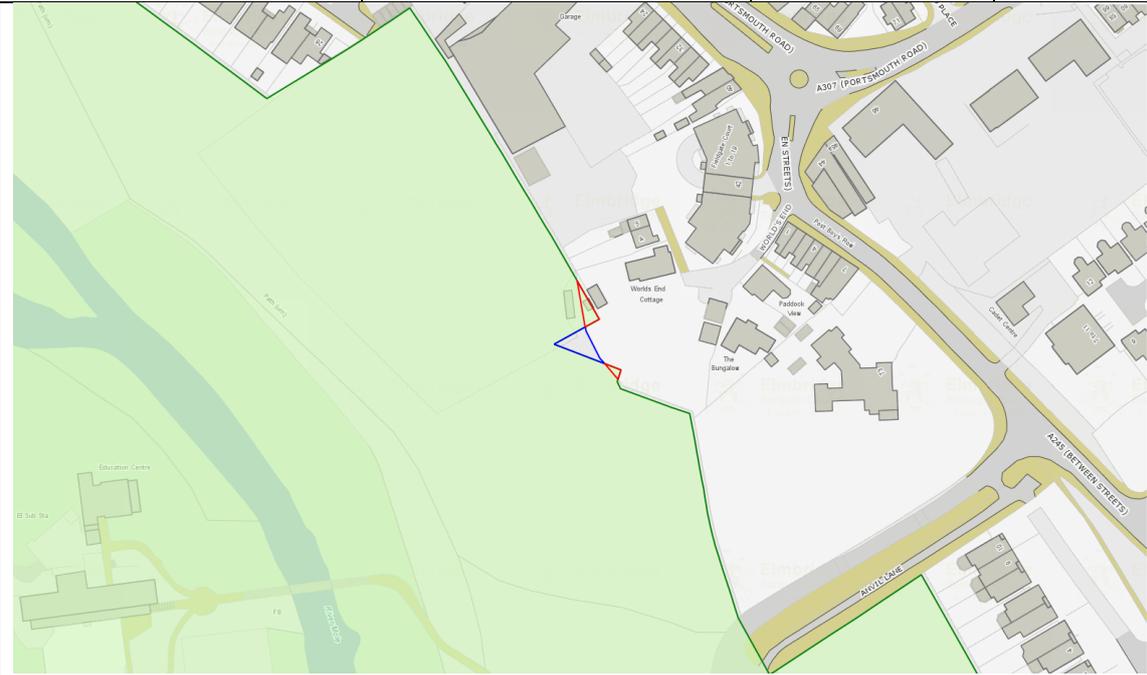
The rear gardens of these two properties are partially within the Green Belt as its boundary does not follow the curtilage line and cuts through them. It should be

amended to go around the property boundaries for consistency with the other dwellings along the road and to have a continuously recognisable border.

While this proposed amendment covers a significant area of land, the properties concerned are located within the Bird Hill Estate which is heavily controlled by covenants and this it does not represent a significant increase in development potential.

Area size: 0.70ha

Location	World's End Cottage, World's End, Cobham	Tile No(s).	185
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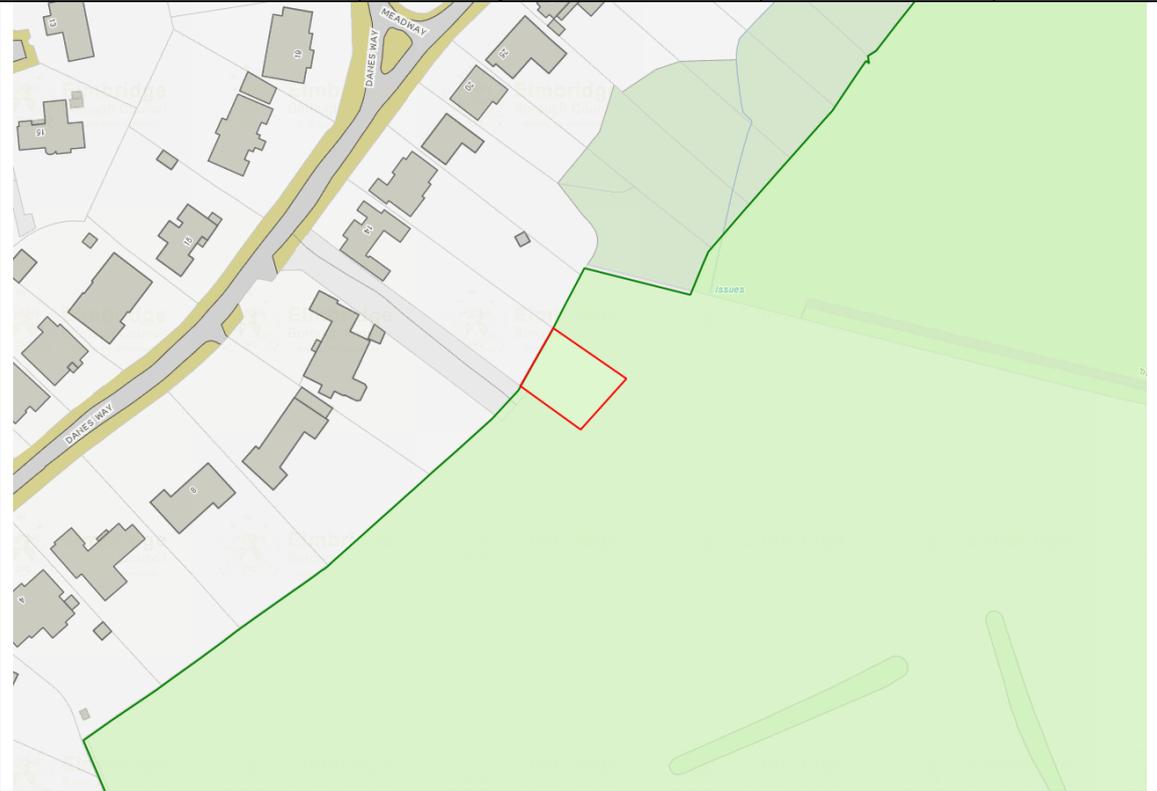


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The current Green Belt boundary cuts through the property boundary. It needs to be adjusted to smoothly follow it.

These areas of potential change are so small that they do not represent any significant development potential.

Area sizes: 0.0044ha (removal) 0.0082ha (addition)

Location	Land to the rear of 14 Danesway, Oxshott	Tile No(s).	191
			
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<p>The current boundary cuts through the rear garden of this property. It should be adjusted to reflect the boundary.</p> <p>This proposed amendment only removes part of the rear garden of the existing property and does not represent any significant development potential.</p> <p>Area size: 0.04ha</p>			

Location	St Andrew's Church Car Park, and land fronting onto Downside Bridge Road, Cobham	Tile No(s).	193
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Amendment 1: The car park which is associated with the church hall (which is outside the Green Belt) is currently in the Green Belt. As the property the car park is associated with both in terms of ownership and usage is not in the Green Belt, the car park should also be outside of the Green Belt as well.

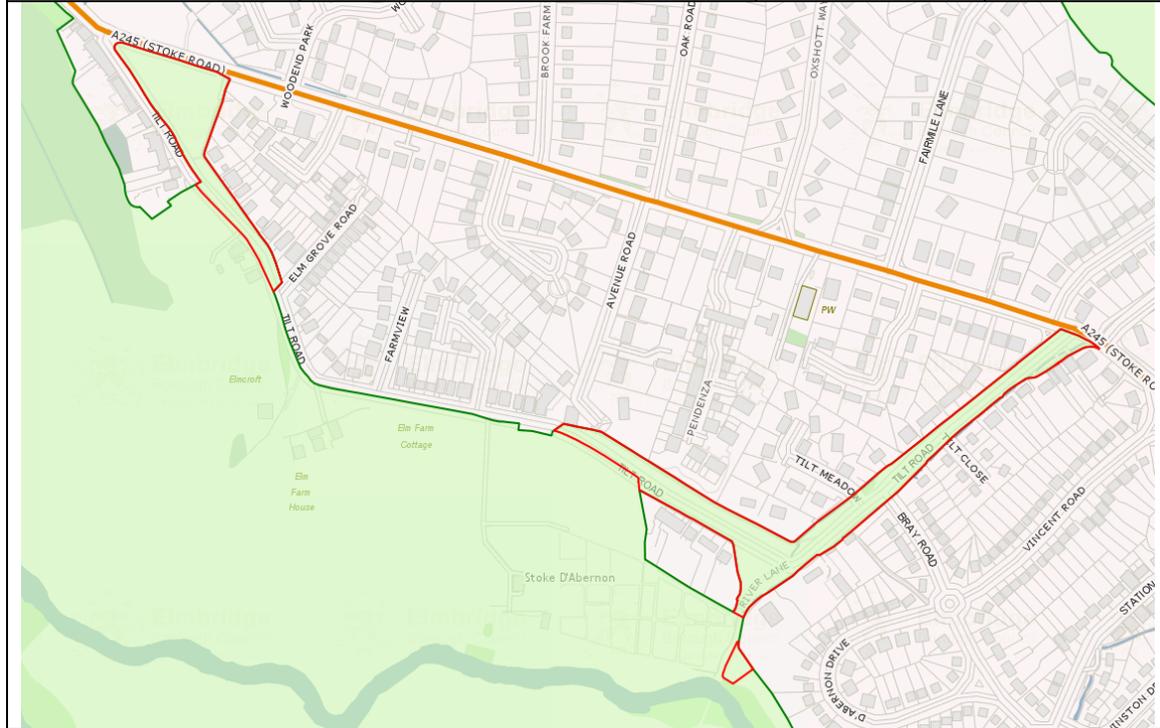
This amendment may result in some development potential for the redevelopment of the car park, however as the car park is part of the Church Hall this amendment is done for consistency reasons and not for development potential that may result from this change.

Amendment 2: The current boundary cuts through this grassed area and does not follow the curve of Downside Bridge Road. It should follow this line.

This proposed amendment would result in more land being covered by the Green Belt and would not result in any development potential.

Area sizes: Amendment 1: 0.095ha Amendment 2: 0.025ha

Location	Land along Tilt Road, Cobham	Tile No(s).	194, 195, 203 & 204
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The current boundary covers a stretch of road that is part of the 'internal' built up area of Cobham, stretching from its junction with the A244 (stoke Road) out towards the wider Green Belt. It is recommended that this area going southwards as far as the small gap between the rear curtilage boundary of 12 Korea Cottages and Lower Mole House, and then going westwards as far as 132-136 Tilt Road, is removed from the Green Belt. This will provide a consistent approach to excluding Tilt Road from the Green Belt, as well as including Korea Cottages in the wider urban area of Cobham, as it is currently isolated as an 'island'. This removal of the Road from the Green Belt should also be continued between the junction of Tilt Road and Elmgrove Road and the southern curtilage boundary of 57 Tilt Road for consistency. This will necessitate the removal of the area of land known as 'The Tilt' from the Green Belt as this would create an 'island' of Green Belt within the urban area.

In addition to the above, as the Green Belt currently cuts through the rear garden of Lower Mole House, the boundary should be amended to follow the curtilage of this property instead to ensure it has a consistent edge.

These proposed amendments do not create any significant development potential as both areas along Tilt Road are covered by Village Green designations and the removal of the rear garden of Lower Mole House covers a relatively small area within an existing property.

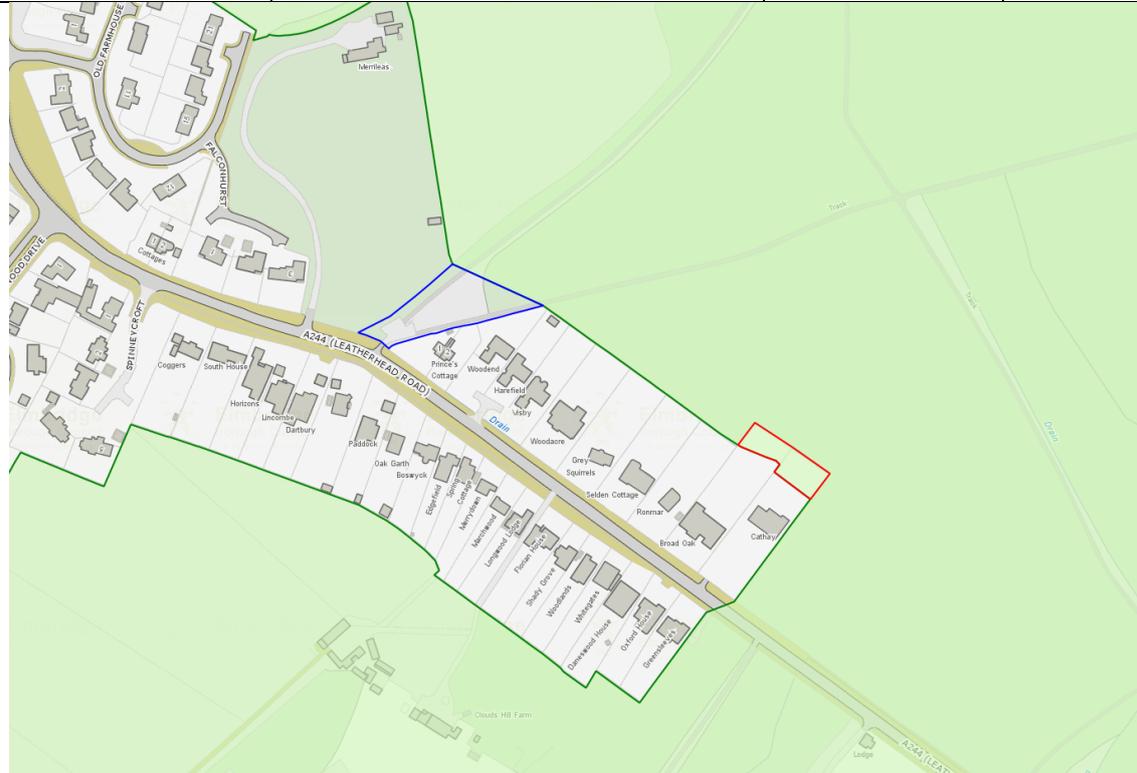
Area sizes: 1.67ha, 0.91ha and 0.06ha.

Location	Land to the rear of Wrens Cottage, Oxshott	Tile No(s).	199
			
Assessment and description	Key: Area proposed to be removed from the Green Belt: 	Copyright Notes : Crown Copyright. All Rights Reserved Elmbridge Borough Council LA 100024882 2015 © Aerial Photography - Cartographic Engineering 2015 Historic Mapping © and database right Crown Copyright and Landmark Information Group Limited (all rights reserved) 2015 Digital Map Data © Bartholomew (2015)	
<p>The current boundary cuts through the rear garden of this property. It should be amended to follow the curtilage line.</p> <p>This proposed change would not result in any significant development potential as it covers a relatively small area of the rear garden of an existing residential property.</p> <p>Area size: 0.01ha</p>			

Location	Land to the west of Tudor Lodge, Oxshott	Tile No(s).	200
Assessment and description	Key: Area proposed to be removed from the Green Belt: 	Copyright Notes : Crown Copyright. All Rights Reserved Elmbridge Borough Council LA 100024882 2015 © Aerial Photography - Cartographic Engineering 2015 Historic Mapping © and database right Crown Copyright and Landmark Information Group Limited (all rights reserved) 2015 Digital Map Data © Bartholomew (2015)	
<p>The current boundary cuts through the rear garden of this property. It should be amended to follow the curtilage line.</p> <p>This proposed change would not result in any significant development potential as it covers a relatively small area of the rear garden of an existing residential property.</p> <p>Area size: 0.077ha</p>			

Location	Gardens to the rear of 15-17 Charlwood Drive, Oxshott	Tile No(s).	201
			
Assessment and description	Key: Area proposed to be removed from the Green Belt: 	Copyright Notes : Crown Copyright. All Rights Reserved Elmbridge Borough Council LA 100024882 2015 © Aerial Photography - Cartographic Engineering 2015 Historic Mapping © and database right Crown Copyright and Landmark Information Group Limited (all rights reserved) 2015 Digital Map Data © Bartholomew (2015)	
<p>The current boundary cuts through the rear gardens of 15-17 Charlwood Drive. It should be relocated to follow the property curtilage.</p> <p>This proposed change would not result in any significant development potential as it covers a relatively small area of the rear gardens of two existing residential properties.</p> <p>Area size: 0.019ha</p>			

Location	Land between Merrileas and 1-2 Prince's Cottages and land to the rear of Broad Oak and Cathay, Leatherhead Road, Oxshott	Tile No(s).	201 & 202
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Assessment and description	Key: Area proposed to be removed from the Green Belt: Area proposed to be added into the Green Belt: 	Copyright Notes : Crown Copyright. All Rights Reserved Elmbridge Borough Council LA 100024882 2015 © Aerial Photography - Cartographic Engineering 2015 Historic Mapping © and database right Crown Copyright and Landmark Information Group Limited (all rights reserved) 2015 Digital Map Data © Bartholomew (2015)
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Amendment 1: The current boundary is not logical as it does not follow any feature. It should therefore be extended to include the land between Merrileas and 1-2 Prince's Cottages until it reaches the A244.

This proposed amendment would result in more land being covered by the Green Belt and would not result in any development potential.

Amendment 2: The current boundary cuts through the rear gardens of Broad Oak and Cathay. It should be adjusted to follow their curtilages.

This proposed change would not result in any significant development potential as it covers a relatively small area of the rear gardens of two existing residential properties.

Area sizes: 0.23ha (addition) 0.093ha (removal)

Location	Garden to the rear of Silver Shingles, Oxshott	Tile No(s).	207
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The current boundary cuts through the rear garden of this property. It should be amended to follow the curtilage line.

This proposed change would not result in any significant development potential as it covers a relatively small area of the rear garden of an existing residential property.

Area size: 0.069ha

Location	Cobham and Stoke D'Abernon train station car park	Tile No(s).	209
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Assessment and description

Key:
Area proposed to be removed from the Green Belt:

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The current boundary cuts across the car park and does not follow a recognisable feature. It should therefore be re-drawn to exclude the entire car park (which is bounded by a border of mature trees and the railway line itself) from the Green Belt.

This amendment may result in greater development potential for the car park as the majority of it is currently covered by the Green Belt, however the intention of this change is to create a logical boundary as it is currently does not follow a recognisable edge.

Area size: 0.89ha