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# Shaping Elmbridge

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**Green Belt Boundary Review – Assessment of Weakly  
Performing Local Areas**  
June 2019



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

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# Contents

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Shaping Elmbridge 	1
Contents .....	2
1. Introduction.....	3
Purpose .....	3
Background .....	3
2. Key National Policies.....	5
National Planning Policy Framework.....	5
3. Assessments and findings.....	7
4. Conclusion and next steps .....	44
Next steps .....	45
Appendix 1 – Maps of weakly performing Local Areas .....	46

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# 1. Introduction

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## Purpose

- 1.1 As part of the preparation 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 undertaken as part of the Local Plan evidence base to support the production of the new Elmbridge Local Plan.
- 1.2 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.
- 1.3 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 Previously Developed Land, 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.
- 1.4 The assessment was undertaken in Summer 2018.

## Background

- 1.5 The Green Belt Boundary Review 2016 (GBBR) considered how the Green Belt in Elmbridge Borough performs against the relevant five purposes set out within the National Planning Policy Framework (NPPF) 2012<sup>1</sup> at two scales:
  - Strategic Green Belt Area Assessment, which focussed on the role of the Green Belt in Elmbridge Borough within the wider sub-regional context of the Metropolitan Green Belt and the different functional areas of Green Belt within the Borough; and
  - Local Green Belt Area Assessment, which assessed 78 'Local Areas' and two non-Green Belt Areas identified on the basis of the presence of permanent and defensible boundaries.
- 1.6 One of the outputs of the GBBR was the identification of a series of Local Areas that performed weakly against the NPPF purposes. The outputs were utilised by the Council to consider areas of land that may be suitable for release from the Green Belt subject to more detailed assessment and consideration of exceptional circumstances (if such an approach was deemed necessary to meet identified development needs).
- 1.7 In total 12 Local Areas were identified as weakly performing in Green Belt terms. These were then assessed for their development potential. This included a comprehensive review of the 'absolute' constraints. Absolute constraints being those that would prevent development taking place and where it would not be possible to mitigate the impact from the said development. This piece of work identified three Local Areas which were not affected by absolute constraints or were only partially affected, and which were considered to have potential for strategic (large scale) development. These were termed as being potential Key Strategic Areas (KSA).
- 1.8 This evidence informed the publication of the Local Plan Strategic Option Consultation (Regulation 18) in 2016. This identified the Council's former preferred approach to meeting its development needs, including the identification of the three KSAs within the Green Belt which were weakly performing, where the designation could be removed, subject to exceptional

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<sup>1</sup> The purposes set in the current 2019 framework have not changed since published in the 2012 framework

circumstances being demonstrated. This approach to meeting development needs is now being reviewed and is subject to further consultation.

- 1.9** At this stage, the Council had focused on identifying a strategic response to meeting housing need and stated that it needed to decide its approach to the remaining weakly performing Local Areas<sup>2</sup>. The purpose of this assessment is to aid the Council in determining how it should approach the remaining weakly performing sites and which should be taken forwards to inform the preferred approach.
- 1.10** In light of the consultation responses received from the SOC 2016, changes in national planning policy and guidance and the findings from additional technical work the Council decided to review and re-evaluation its initial consultations in relation to the options of how housing need could be met.
- 1.11** Specifically, during the SOC 2016 a number of representations commented that the KSAs were too large and that further work should be undertaken to identify small areas of Green Belt land that may be suitable for release. This work has now been undertaken as part of the Green Belt Boundary Review Sub-Divisions Report (2018). This assessment seeks to assess the development potential of all the identified weakly performing Local Area's.
- 1.12** The outputs of this assessment in conjunction with the evidence base documents undertaken to date will inform the identification of the Council's options and subsequent approach for the Local Plan and site selection.

## **Minor boundary amendments**

- 1.13** It should be noted that as part of the GBBR the existing inner boundaries of the Green Belt have been assessed and there are a number of boundary anomalies. This has been set out in detail in the GBBR Minor Amendments Report, to be published alongside this document. It should be noted that a number of the amendments proposed in the Minor Amendments assessment are located within the Local Areas covered by this assessment.

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<sup>2</sup> Elmbridge Local Plan: Options Paper 2016

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## 2. Key National Policies

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### National Planning Policy Framework

- 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 area's 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 needs unless any adverse impacts of doing so outweigh the benefits or where the NPPF indicates development should be restricted.
- 2.3.** In determining the minimum number of homes needed, the plan should be based upon a local housing need assessment. The NPPF requires that this should be "conducted using the standard methodology in national planning guidance" (paragraph 60).
- 2.4.** Paragraphs 133, 134, 135, 136, 137, 138 and 139 of the NPPF set out the policies which must be considered if a Local Planning Authority needs to amend or review their Green Belt boundaries. Paragraph 136 makes clear that boundaries can only be altered in exceptional circumstances, through the preparation or review of the Local Plan whilst paragraph 138 sets out the need to promote sustainable patterns of development.
- 2.5.** Paragraph 139 sets out a range of criteria which must be taken into consideration when defining boundaries, including ensuring consistency with the Local Plan strategy for meeting identified requirements for sustainable development.
- 2.6.** This assessment forms part of a wider series of assessments and technical studies which together will provide an indication of how the weakly performing Local Areas (including the Key Strategic Areas) perform in terms of meeting identified requirements for sustainable development.
- 2.7.** The NPPF continues its strong protection for the Green Belt and provides clarification of the circumstances in which release may occur. Specifically, paragraphs 136-137 implement proposals that establish and satisfy 'exceptional circumstances' used to change Green Belt boundaries. There would be a requirement to fully examine "all reasonable options" for meeting identified development needs before releasing Green Belt. This will be assessed through the examination of the plan, considering whether the proposed strategy;
  - a) Makes as much use as possible of suitable brownfield sites and underutilised land;
  - b) Optimising the density of development, including whether policies promote a significant uplift in minimum density standards in town and city centres, and other locations well served by public transport; and
  - c) Has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development as demonstrated through the Statement of Common Ground.

- 2.8** When drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account (paragraph 138). Furthermore, the paragraph states that “where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and / or is well-served by public transport”.
- 2.9** As stated in paragraph 141, the Government’s position is that once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.

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## 3. Assessments and findings

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**3.1** This section provides an assessment of each of the 12 Weakly Performing Local Areas as identified in the ARUP GBBR (2016). This has been detailed in a proforma for each area. These Local Areas are as follows:

- LA-14
- LA-18
- LA-20
- LA-36
- LA-37
- LA-50
- LA-51
- LA-53
- LA-58
- LA-70
- LA-71
- LA-77

**3.2** Each of these Local Areas are set out diagrammatically in Appendix 1.

**3.3** The aim of the assessment is to identify the extent of development potential within each Local Area and to make a recommendation to whether there is large, small scale or no development opportunity. The proforma assessment includes:

Criteria	Explanation
Location	Description of the location of the site and its relationship with the built-up area
Site map	Map of site area outlined in green, including parcel area and absolute constraints area
Existing uses and access	Description of the existing use(s) on the site and access from the site to the immediate area
'Absolute Constraints' <sup>3</sup> and any other constraints that could limit development	Review of constraints such as flooding, ancient woodland, parks or gardens of special historic interest, Site Special Scientific Interest (SSSI), Special Protection Area (SPA), Suitable Alternative Natural Greenspace (SANG), Registered village greens and commons.
Accessibility and connectivity	A high-level review of the accessibility of the site by public transport and distance to amenities (e.g. district centre)
Minor boundary amendments	Identifies whether any minor changes to the boundary have been recommended through the GBBR 2016 and 2018 Assessments

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<sup>3</sup> Review of Absolute Constraints 2016 – Since this assessment was undertaken in 2019 an update to the Review of Absolute Constraints has been undertaken, the 2019 review will be published alongside the next consultation document and its findings incorporated into the next stage of the plan preparation.

Criteria	Explanation
Summary	A summary of the opportunity for development on the site based on the criteria identified

- 3.4** This assessment purely seeks to identify if there is potential for development within each Local Area, and if so, whether the extent of developable area would be conducive to large or small-scale development opportunities. It does not provide an indication of the number of homes that could be delivered or make a judgement with regards to the availability of the land for development. Similarly, it does not consider the infrastructure implications or requirements, nor does it consider matters relating to viability and general deliverability. These matters are explored in other evidence base documents.
- 3.5** The findings of the Local Area proformas are summarised in Table 1. This provides an overview of the assessment and conclusions on each Local Area. A Green Belt Boundary Review: Overview Paper will bring together the outputs and key findings from this assessment and together from a series of other Green Belt assessments.

<b>Table 1</b>	
<b>Local Area</b>	14
<b>Location</b>	The parcel is east of Cobham and enclosed by the urban areas of Cobham, Oxshott and Stoke D'Abernon. The Local Area is bounded by Fairmile Lane and Water Lane to the west, on the edge of Cobham built-up area; by Blundel Lane and train line to the east; by Littleheath Lane and edge of Oxshott built-up area to the north; and the built-up area of Cobham and Stoke D'Abernon to the south.
<b>Location map</b>	
<b>Total parcel area / parcel area: within Elmbridge (ha)</b>	65.1 / 65.1
<b>Absolute Constraints (ha and type)</b>	11.3 Ancient Woodland, and Registered Village Green / Common
<b>Area not affected by Absolute Constraints (ha)</b>	53.8

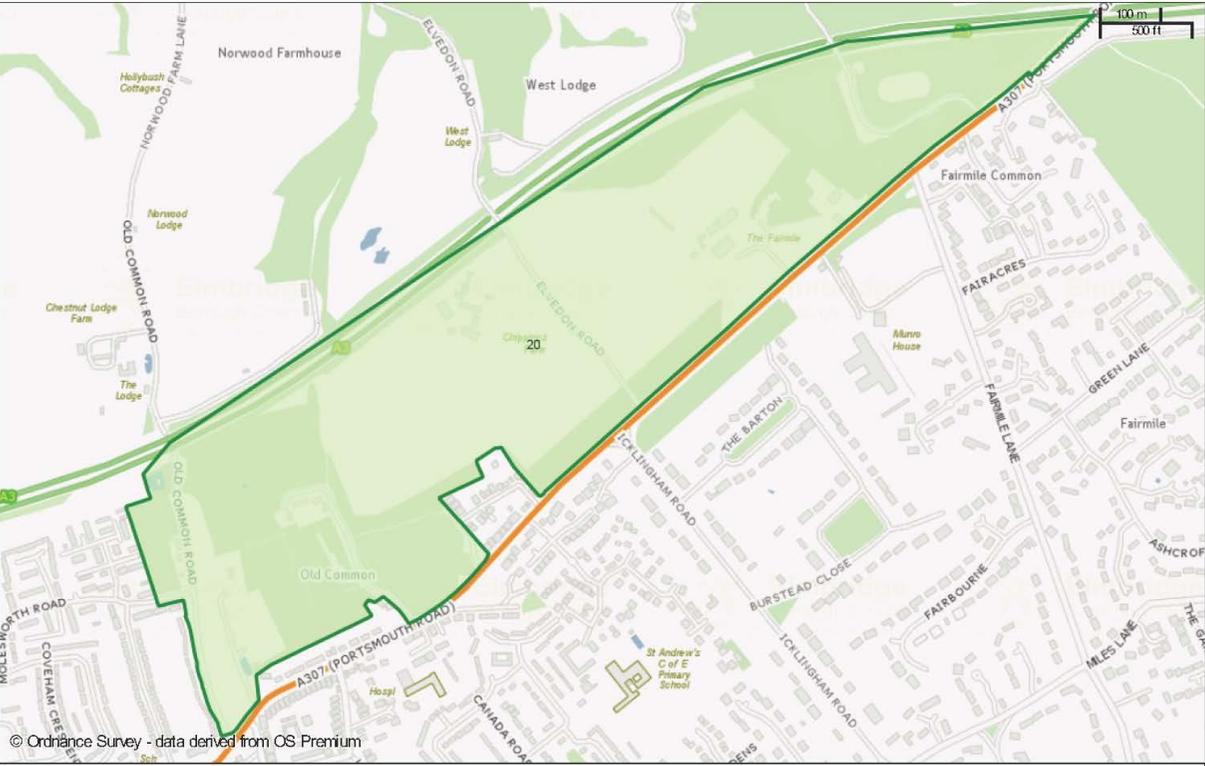
<p><b>Absolute Constraints map</b></p>		
<p><b>Commentary on Absolute Constraints</b></p>	<p>Littleheath Common, in the northern corner of the parcel and forming part of Fairmile Park, is a Registered Common of approximately 5.5 hectares. Separate areas of Ancient Woodland are also spread across the northern half of the parcel. This leaves 53.8 hectares not affected by Absolute Constraints, mostly in the southern half of the parcel.</p>	
<p><b>Existing land use(s)</b></p>	<p>Knowle Hill House, previously used as offices, has been converted into residential apartments with new semi-detached homes located to the north. Surrounding Knowle Hill House are large landscaped grounds of Knowle Hill Park. There are other residential properties north of Knowle Hill Park within the parcel that are accessed via The Stables, a cul-de-sac off Water Lane. Near the centre of the parcel is a war memorial and structures and grounds associated with the Polyapes Scout Camp. Fairmile Park is a publicly accessible park in the north of the parcel; much of the park is dense woodland.</p>	
<p><b>Access to the Local Area</b></p>	<p>Knowle Hill Park and Knowle Hill House are accessed via the south-west corner of the site on the roundabout junction of Fairmile Lane and Water Lane. Off Water Lane are The Stables, just north of Knowle Hill House, which accesses a number of properties along the western boundary of the parcel, in between areas of Ancient Woodland. Fairmile Park is accessible by foot from Littleheath Lane and from the residential side roads of Somerville Road and Heathfield to the north of the parcel. The Polyapes Scout Camp is accessible from Blundel Lane by vehicle, and on foot by a public right of way that runs north to south through the parcel from Steel's Lane, Oxshott, via a footbridge over the railway line, to Stoke Road / Tilt Road in Stoke D'Abernon. This footpath also allows access into Fairmile Park.</p>	
<p><b>Other constraints to development</b></p>	<p>The entire parcel is within 5km of the Thames Basin Heaths Special Protection Area (SPA) and therefore new development would be required to either provide an on-site Suitable Alternative Natural Greenspace (SANG) or financially contribute towards mitigation on the SPA. The majority of trees with Tree Protection Orders (TPO) are also within areas of Ancient Woodland, but there are a large number of TPO trees around Knowle Hill House and the landscaped grounds of Knowle Hill Park. Though Knowle Hill Park is not protected itself, the large number of trees with TPO's within it will restrict development. The north-east</p>	

	corner of the parcel has potentially contaminated land from a former brick and tile works, which has been transformed into a large pond as part of Fairmile Park. There is also a small area of potentially contaminated land near the war memorial formerly used for quarrying sand and clay. Elmbridge Borough Council owns most of the land in the north of the parcel, which covers Fairmile Park. The southern corner is within Flood Zone 2 because of a tributary of the River Mole that runs parallel to Blundel Lane. The pond and drains / streams in Fairmile Park feeds this tributary. Though not protected, there are areas of woodland to the east and south of the parcel that could constrain development opportunities.
<b>Accessibility</b>	The parcel is equidistant between Cobham & Stoke D'Abernon and Oxshott train stations, with both stations roughly a 17-18 minute walk or a mile from the nearest point. Both stations are on the same train line with services to Guildford and London Waterloo every 30 minutes. The nearest bus stops are on Stoke Road and Blundel Lane and both provide local services to destinations within the Borough and to Ashted and Epsom outside the Borough. Multiple bus services stop on Stoke Road and Blundel Lane, but the service is limited. Cobham District Centre is the closest centre, approximately a 30-minute walk of 1.5miles, and has a range of shops, cafes, restaurants, financial and professional services, community centres and support services, including a library.
<b>Minor amendments</b>	There are no minor amendments currently proposed for this area due to LA14 having been previously identified as one of the Key Strategic Area in the Strategic Options consultation which took place during 2016-2017. If this area is not taken forward for removal from the Green Belt in its entirety, then a detailed check of the existing (and potential modified boundaries) will be undertaken to assess whether any minor changes should be made.
<b>Summary</b>	There are a number of constraints including Absolute Constraints within the parcel; however, taking account of the parcel's size not affected by Absolute Constraints, as well as its accessibility, there is an opportunity for large-scale development. As a result, the Local Area was considered a Key Strategic Area for development as identified in the Strategic Options consultation in 2016.

<b>Local Area</b>	18
<b>Location</b>	The Local Area is to the west of Cobham, in between the built-up area and the junction with the A3. The Local Area is encircled by the A3 along the north-western boundary, the A245 to its south / south-western boundary and the River Mole along its eastern boundary. To the east, Local Area 19 separates the Cobham built-up area and Local Area 18, sitting between the two. To the south of the parcel is Painshill Park which is a Park of Special Historic Interest.
<b>Map:</b>	 <p>© Ordnance Survey - data derived from OS Premium</p> <p>Parcel 18 Scale: 1:2500 Printed on: 15/5/2018 at 11:38 AM by moc</p> <p>© Crown Copyright and database right 2018. Ordnance Survey Licence number 100024982</p>
<b>Total parcel area / parcel area within Elmbridge (ha)</b>	4.5 / 4.5
<b>Absolute Constraints (ha and type)</b>	0.8 Flood Zone 3b.
<b>Area not affected by Absolute Constraints (ha)</b>	3.7

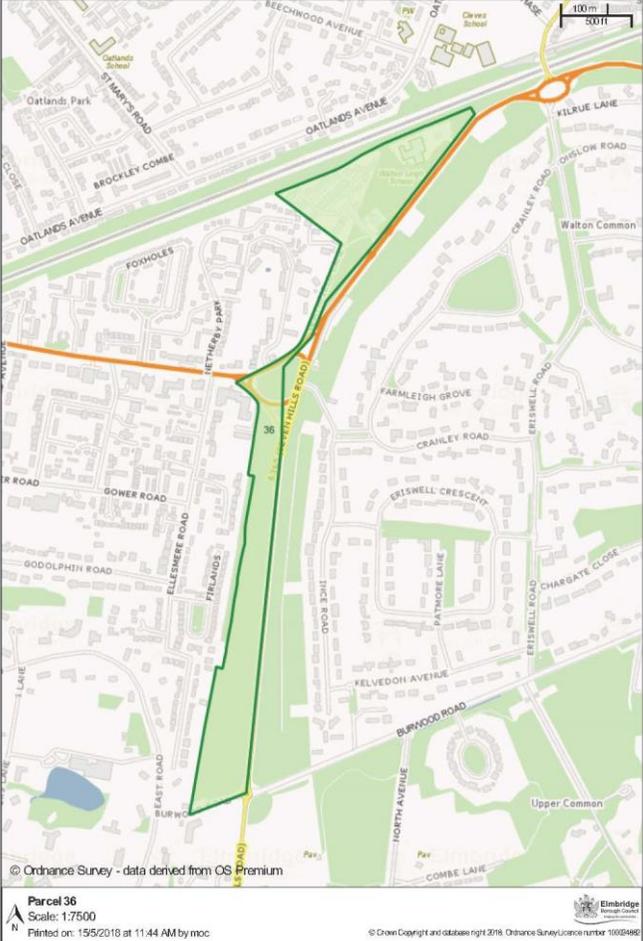
<p><b>Absolute Constraints map</b></p>	
<p><b>Commentary on Absolute Constraints</b></p>	<p>More than 80% of the parcel is unaffected by Absolute Constraints, with 0.8ha of the land within LA-18 located within the functional floodplain of the River Mole. However, the 1 in 20-year Flood Outline separates the Local Area from the Cobham built-up area, so in times of flood the Local Area would be isolated from the nearest settlement. Though not within the parcel, Painshill Park of Special Historic Interest abuts the southern boundary of the Local Area.</p>
<p><b>Existing land use(s)</b></p>	<p>There are two residential properties situated within large plots on the western edge of the Local Area with access points to both properties off the A3 / A245 roundabout junction. One of these properties appears to have been vacant for some time. In the south-east corner of the parcel there is a third residential house. Convent Lane passes through the Local Area, parallel to the parcel's east edge, providing access to Notre Dame School and Walton Firs Activity Centre (school and activity centre not within the Local Area). 2.5ha or roughly half of the Local Area has been developed.</p>
<p><b>Access to the Local Area</b></p>	<p>The two properties to the west of the Local Area are not easily accessible because of their location on the corner of a roundabout. Along the eastern edge of the parcel is Convent Lane, which is a private access road to Notre Dame School and Walton Firs Activity Centre (which are not within the Local Area) from the A245. Because of the location and access along Convent Lane, which passes under the A3, the Local Area could also be accessed from the northern corner.</p>
<p><b>Other constraints to development</b></p>	<p>The entire parcel is within 5km of the Thames Basin Heaths Special Protection Area (SPA) and therefore new development would be required to financially contribute towards mitigation on the SPA. On-site SANG would not be considered due to the relatively small size of the parcel. On the edge of the Local Area is Cobham Bridge (which is Grade II Listed) over the River Mole and connects Cobham to the A3 and M25. There are no Tree Protection Orders in place, but the undeveloped eastern portion of the parcel is covered in woodland. The topography of the Local Area prevents further constraint from flood risk, as the Local Area slopes steeply from the river up to the A3 / A245 junction (east to west). The size of the parcel is small and the constraints on it further restrict opportunities for development.</p>
<p><b>Accessibility</b></p>	<p>Located at the junction of the A3 / A245, and close to the M25 / A3 junction, there are good road links to London, Guildford and around Surrey. Cobham district centre is the closest centre, approximately a 15-minute walk of approximately a mile, and has a</p>

	<p>range of shops, cafes, restaurants, financial and professional services, community centres and support services, including a library. It should also be noted that the large Sainsburys and a petrol station are also both within 0.7km walking distance of this Local Area. The nearest bus stops opposite Painshill fire station and bus stops in Cobham district centre provide bus links to Epsom, Guildford and Kingston-upon-Thames every 75 minutes, and there are more local bus services to settlements within the Borough. The closest train station is Cobham &amp; Stoke D'Abernon, the other side of Cobham, roughly a 40-minute walk of 2 miles away.</p>
<b>Minor amendments</b>	<p>As this area does not abut the existing inner boundary of the Green Belt, no minor amendments have been proposed. If this area is taken forward to be removed from the Green Belt, then its exact boundaries would be defined as part of this process. It would also require the removal of LA-19 to ensure that a hole in the Green Belt is not created.</p>
<b>Summary</b>	<p>Though most of the site is unaffected by Absolute Constraints, there are a number of other constraints that could impact development potential, particularly the steep topography and access to the parcel. The size of the parcel is small, with just 3.7ha not affected by Absolute Constraints. The developable area of the parcel is limited and, as such, there is opportunity for small scale development.</p>

Local Area	20
Location	The parcel is north-west of the Cobham built-up area, between the A3 and the A307 Portsmouth Road.
Map:	 <p>The map shows Parcel 20, a large green area, situated north-west of the Cobham built-up area. It is bounded by Elvedon Road to the north and east, Old Common Road to the west, and A307 (Portsmouth Road) to the south. The parcel is adjacent to several landmarks including Norwood Farmhouse, West Lodge, Fairmile Common, and Old Common. The map also shows surrounding roads such as Moleworth Road, Coveham Crescent, and Canada Road. A scale bar indicates 100m and 500ft. The map is credited to Ordnance Survey and includes a north arrow.</p> <p>© Ordnance Survey - data derived from OS Premium</p> <p>Parcel 20 Scale: 1:7500 Printed on: 15/5/2018 at 11:41 AM by moc</p> <p>Elmbridge Borough Council</p> <p>© Crown Copyright and database right 2018. Ordnance Survey Licence number 100024892</p>
Total parcel area / parcel area within Elmbridge (ha)	61.5 / 61.5
Absolute Constraints (ha and type):	20.5 Registered Village Greens / Commons, and Site of Special Scientific Interest
Area not affected by Absolute Constraints (ha)	41

<p><b>Absolute Constraints map</b></p>	<p>© Crown Copyright and Database Rights. 2015 Ordnance Survey Licence No 100024862</p>
<p><b>Commentary on Absolute Constraints</b></p>	<p>Approximately 11ha in the south-western corner of the parcel are part of Old Common, a Registered Village Common, with circa 9ha of Fairmire Common (also a Registered Village Common) in the north-eastern corner of the parcel. In addition, the Fairmire Common area of the parcel is also part of Esher Common, which is a Site of Special Scientific Interest. A large area within the centre of the parcel on land around Chippings Farm, Elveden Road and The Fairmile / Premier Inn Cobham is not affected by Absolute Constraints. Two separate smaller areas of land within the south-western corner of the parcel are also not affected by Absolute Constraints but are surrounded by Old Common.</p>
<p><b>Existing land use(s)</b></p>	<p>At the centre of the parcel is Chippings Farm and unconstrained land associated with the agricultural use of the farm. South of Fairmire Common is The Fairmile public house, Premier Inn Cobham and a golf driving range. These uses share the same site and access point from Portsmouth Road. There are also two houses next to the landscaped grounds of The Fairmile / Premier Inn. Small areas of land encompassed by Old Common, but not within it, contain a number of residential dwellings as well as land used for allotments and a rifle range.</p>
<p><b>Access to the Local Area</b></p>	<p>The parcel is accessed only by side roads from the Portsmouth Road. There is no access onto the A3 and all side roads into the parcel are no through roads. These side roads are Old Common Road, along the south-western boundary of the parcel, and Elveden Road, through the centre of the parcel providing access to Chippings Farm. The ACS Cobham International School, not within the parcel, is accessed from the Portsmouth Road, through Fairmire Common and over the A3.</p>

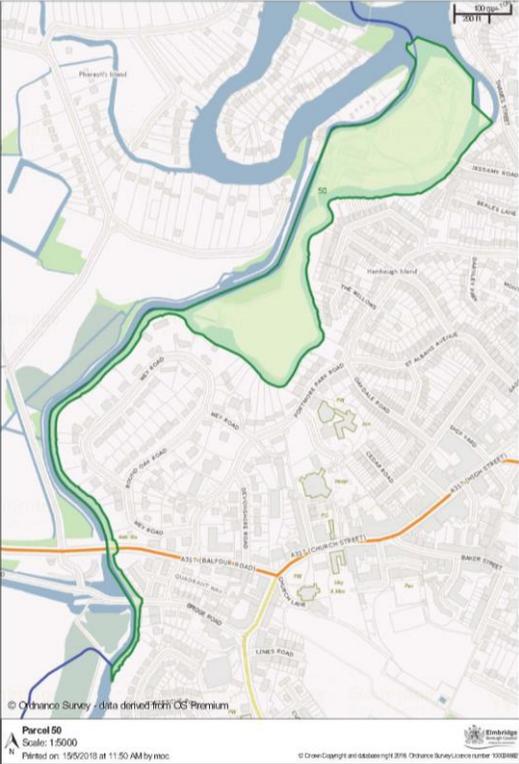
<b>Other constraints to development</b>	The entire parcel is within 5km of the Thames Basin Heaths Special Protection Area (SPA) and therefore new development would be required to either provide an on-site Suitable Alternative Natural Greenspace (SANG) or financially contribute towards mitigation on the SPA. The whole parcel is part of the Esher and Oxshott Commons Biodiversity Opportunity Area (BOA), with Fairmile Common also considered a Priority Habitat. There are Tree Protection Orders (TPOs) in place on trees around the Premier Inn, most of which are congruent to Fairmile Common. There are two buildings within the parcel that are identified heritage assets: Post Boys and Old Cottage is a Grade II Listed building encircled by Old Common. The Fairmile public house is a locally listed building. Furthermore, the locally listed building of 143 (Corston) Portsmouth Road adjoins the eastern edge of the parcel and Old Common. The Council owns land in the parcel covered by the Registered Village Common constraint at Old Common and Fairmile Common. The Council also owns land adjacent to Old Common that is used as allotments and rifle range. The boundary with the A3 means the parcel is within the planning consultation zone on a trunk road. Some land within Old Common is potentially contaminated from previous use a quarry. A similarly sized area between Chippings Farm and the A3 is also previously contaminated land from a previous quarrying use. Old Common is the source of a tributary that flows under the A3 and then confluences the River Mole at Burhill Golf Course. There are also a number of drains in the south-western corner of the parcel adjoining Old Common.
<b>Accessibility</b>	The Portsmouth Road is on the bus route between Guildford and Kingston, with bus stops adjacent to the parcel, with services every 75 minutes. The closest train station is Cobham & Stoke D'Abernon, approximately a 40-minute walk of just over 2 miles, with services to Guilford and London Waterloo every 30 minutes. Cobham district centre is the closest centre, approximately a 15-minute walk of no more than a mile, and has a range of shops, cafes, restaurants, financial and professional services, community centres and support services, including a library. Opposite the parcel is Cobham Community Hospital and Health Centre, a small non-emergency hospital.
<b>Minor amendments</b>	There are no minor amendments currently proposed for this area due to LA20 having been previously identified as one of the Key Strategic Area in the Strategic Options consultation which took place during 2016-2017. If this area is not taken forward for removal from the Green Belt in its entirety, then a detailed check of the existing (and potential modified boundaries) will be undertaken to assess whether any minor changes should be made.
<b>Summary</b>	There are several constraints including Absolute Constraints within the parcel; however, taking account of the amount of land in the parcel which is not affected by Absolute Constraints, as well as its accessibility and sustainability, there is an opportunity for large-scale development.

Local Area	36
Location	This parcel is at the edge of the large built-up area of Weybridge / Walton-on-Thames / Hersham along the western side of Seven Hills Road and Queens Road. The Local Area is also bound to the north by the main train line from Southampton to London Waterloo, and to the south by Burwood Road leading to the St Georges Hill Estate.
Map	 <p>© Ordnance Survey - data derived from OS Premium</p> <p>Parcel 36 Scale: 1:7500 Printed on: 15/5/2018 at 11:44 AM by moc</p> <p>© Crown Copyright and database right 2018, Ordnance Survey Licence number 100024882</p>
Total parcel area / parcel area within Elmbridge (ha)	13.5 / 13.5
Absolute Constraints (ha and type):	0
Commentary on Absolute Constraints	N/A

<b>Area not affected by Absolute Constraints (ha)</b>	13.5
<b>Existing land use(s)</b>	The parcel is characterised by a narrow strip of dense woodland parallel to the Seven Hills and Queens Roads. Approximately 10% of the Local Area is covered by development, mostly to the north of the parcel, from Burview Hall, Walton Leigh School and the private residential development at former Ellesmere Hospital (Ellesmere Place).
<b>Access to the Local Area</b>	The Local Area can only be accessed from Queens Road to the north and west and Seven Hills Road to the south.
<b>Other constraints to development</b>	The parcel's shape is narrow and elongated and it would be accessed from the Seven Hills and Queens Roads, thus restricting the extent of development within the parcel. The southern portion of the parcel, along Seven Hills Road, is part of the Wisley, Ockham and Walton Heaths Biodiversity Opportunity Area (BOA). The southern portion of the parcel is also within 5km of the Thames Basin Heaths Special Protection Area (SPA) and therefore new development would be required to financially contribute towards mitigation on the SPA. There are a number of Tree Protection Orders (TPOs) within Ellesmere Place but none covering any trees lining Seven Hills Road and Queens Road. The former Ellesmere Hospital main building is Grade II Listed. Walton Lodge School, which is on Surrey County Council owned land, and the former Ellesmere Hospital main building are both on potentially contaminated land. Walton Lodge School was built on land formerly used for the quarrying of sand and clay which has been filled in, while potentially contaminated land at Ellesmere Place is in connection to the previous hospital use. Land within the junction of Seven Hills Road and Queens Road is owned by Elmbridge Borough Council and contains a highway ditch.
<b>Accessibility</b>	There are bus stops on Queens Road by Ellesmere Place for the 514 bus service that travels between Addlestone / Brooklands / Weybridge and Kingston-upon-Thames every 75 minutes. The closest train station is Walton-on-Thames which, from the closest point at the northern end of the parcel, is a 10 minute / 0.5-mile walk; it takes 20 minutes or a mile to walk from the southern end to the northern end of the parcel. The parcel is equidistant between the Oatlands, Weybridge Queens Road and Walton Halfway local centres which provide a limited range of shops, cafes and restaurants, though Queens Road has more financial and professional services and office space, and Walton Halfway has a higher proportion of hot food takeaways. The A317 Queens Road and B365 Seven Hills Road are strategically important routes through the Borough, connecting the large built-up area of Weybridge / Walton-on-Thames / Hersham to the A3, M25, Cobham and the east of the Borough. The nature of development within the parcel, taking account of constraints, could result in an increase in congestion and inhibit the functionality of Queens Road and Seven Hills Road.
<b>Minor amendments</b>	There are three minor amendments proposed for this parcel. The first is to remove the former Ellesmere Hospital (and associated development), covering 2.15ha, due to this area now being a relatively highly developed area that does not have the characteristics of Green Belt. The second is rectifying the boundary around the Queens Road / Seven Hills Road Roundabout (covering 0.07ha), where due to improvements in mapping the current boundary does not follow a logical route around it. The final amendment (as part of a larger amendment primarily located in LA22 to the south) is to remove the rear garden (covering 0.07ha of this Local Area) of the residential property of East Leigh, which is currently partially covered by the Green Belt.
<b>Summary</b>	There are no Absolute Constraints on the parcel but there are a number of other constraints as well as accessibility issues that considerably limit the potential for development. Most notable is the size and shape of the parcel; its elongation means the amount of development would be restricted. In turn this would likely increase traffic congestion and affect the function of these roads as strategic routes through the Borough. Given the shape and size of the parcel and the resultant effects of future development, this would limit the capacity of the parcel.

<b>Local Area</b>	37
<b>Location</b>	This parcel is on the eastern side of the Seven Hills and Queens Roads and, like Local Area 36, is another thin parcel located at the edge of the Hersham / Walton-on-Thames / Weybridge large built-up area.
<b>Map</b>	
<b>Total parcel area / parcel area within Elmbridge (ha)</b>	17.6/ 17.6
<b>Absolute Constraints (ha and type)</b>	None
<b>Area not affected by Absolute Constraints (ha)</b>	17.6

<b>Commentary on Absolute Constraints</b>	N/A
<b>Existing land use(s)</b>	Almost the entire parcel is undeveloped, but the trees and woodland which line the eastern edge of the Seven Hills and Queens Roads are fragmented, severed by access roads, car parks and other dispersed structures.
<b>Access to the Local Area</b>	As well as Seven Hills Road and Queens Road, the Local Area can also be privately accessed from Ince Road and Eriswell Road, both private roads into / out of Burwood Park Estate. The car park off Queens Road, along Queens Place, enables visitors to use trails within the Local Area for recreational activities such as dog walking and established exercise classes.
<b>Other constraints to development</b>	As with Local Area 36, the parcel's shape is narrow and elongated so all development would face and be accessed from the Seven Hills and Queens Roads, thus restricting the extent of development within the parcel. The southern portion along Seven Hills Road is part of the Wisley, Ockham and Walton Heaths Biodiversity Opportunity Area (BOA) and is also within 5km of the Thames Basin Heaths Special Protection Area (SPA). Therefore, new development would be required to financially contribute towards mitigation on the SPA. There are four Tree Protection Orders (TPOs) in the north-western corner of the parcel. Unlike Local Area 36, the majority of land in Local Area 37 is owned by Elmbridge Borough Council, but there are segments of the Local Area that are not Council owned.
<b>Accessibility</b>	The closest train station is Walton-on-Thames which, from the parcel's closest point, is a 10 minute / 0.5-mile walk. There are bus stops on Queens Road by Ellesmere Place for the 514 bus service that travels between Addlestone / Brooklands / Weybridge and Kingston-upon-Thames every 75 minutes. The parcel is equidistant between the Oatlands, Weybridge Queens Road and Walton Halfway local centres which provide a limited range of shops, cafes and restaurants, though Queens Road has more financial and professional services and office space, and Walton Halfway has a higher proportion of hot food takeaways. The A317 Queens Road and B365 Seven Hills Road are strategically important routes through the Borough, connecting the large built-up area of Weybridge / Walton-on-Thames / Hersham to the A3, M25, Cobham and the east of the Borough. The nature of development within the parcel, taking account of constraints, could result in an increase in congestion and inhibit the functionality of Queens Road and Seven Hills Road.
<b>Minor amendments</b>	There is one amendment in this Local Area which is to remove the Green Belt which currently covers the rear gardens (but not following a logical or defensible boundary) of 25 properties on Ince Road. This covers an area of 2.82ha.
<b>Summary</b>	There are no Absolute Constraints on the parcel but there are a number of other constraints as well as accessibility issues that considerably limits the potential for development. Most notable is the size and shape of the parcel; its elongation means the amount of development would be restricted, with access to properties on the Queens and Seven Hills Roads. This could increase traffic congestion and affect the function of these roads as strategic routes through the Borough. Given the shape and size of the parcel and the resultant effects of future development, the potential capacity of the site would be small scale, if at all possible.

<b>Local Area</b>	50
<b>Location</b>	<p>The Local Area is located to the north-west of Weybridge, separated from the built-up-area by the River Wey Navigation which surrounds the parcel. The Local Area also straddles the administrative boundary of Elmbridge and Runnymede Borough Councils. To the north of the Local Area in Runnymede there are a number of residential properties and moorings. To the south of the Local Area, in Elmbridge Borough, are the residential properties along Wey Road, Portmore Park Road and Thames Street.</p> <p>The parcel consists of two separate land forms, the connection between the two being a sluice gate. The northern section of the Local Area is known locally as Whittets Ait and the southern section, The Bull Dogs (Island).</p>
<b>Map</b>	
<b>Total parcel area / parcel area within Elmbridge (ha)</b>	9.9 / 9.6
<b>Absolute Constraints (ha and type)</b>	7.9 Flood Zone 3b
<b>Area not affected by Absolute Constraints (ha)</b>	2



	trees around the residential developments of The Boat House; Dunton House and The Stadbury. The open space located around the centre of Whittets Ait has been recommended for designation as Local Green Space.
<b>Accessibility</b>	The Local Area is located on the edge of the settlement area of Weybridge. The most direct access to the district centre is via Thames Street which forms a junction with the A317 (High Street) opposite the new Morrison's supermarket. The High Street is located approximately 0.5 miles from the northern extent (Whittets Ait) of the Local Area, adjacent to Jessamy Road. However, due to the lack of direct access to the southern extent (Bull Dogs (Island)) of the Local Area, this extends to 0.75 miles for this area. The train station is approximately 1.5 miles from the northern section (Whittets Ait) of the Local Area. Regular bus services are available from Weybridge High Street to Addlestone, Chertsey South, Kingston-upon-Thames, Staines and Woking.
<b>Minor amendments</b>	There are no proposed minor amendments to this parcel.
<b>Summary</b>	A large proportion of the parcel is affected by Absolute Constraints (7.9ha) which is in Flood Zone 3b. However, the remaining 2ha form 'dry islands'. There is no land within the parcel that can be developed for housing.

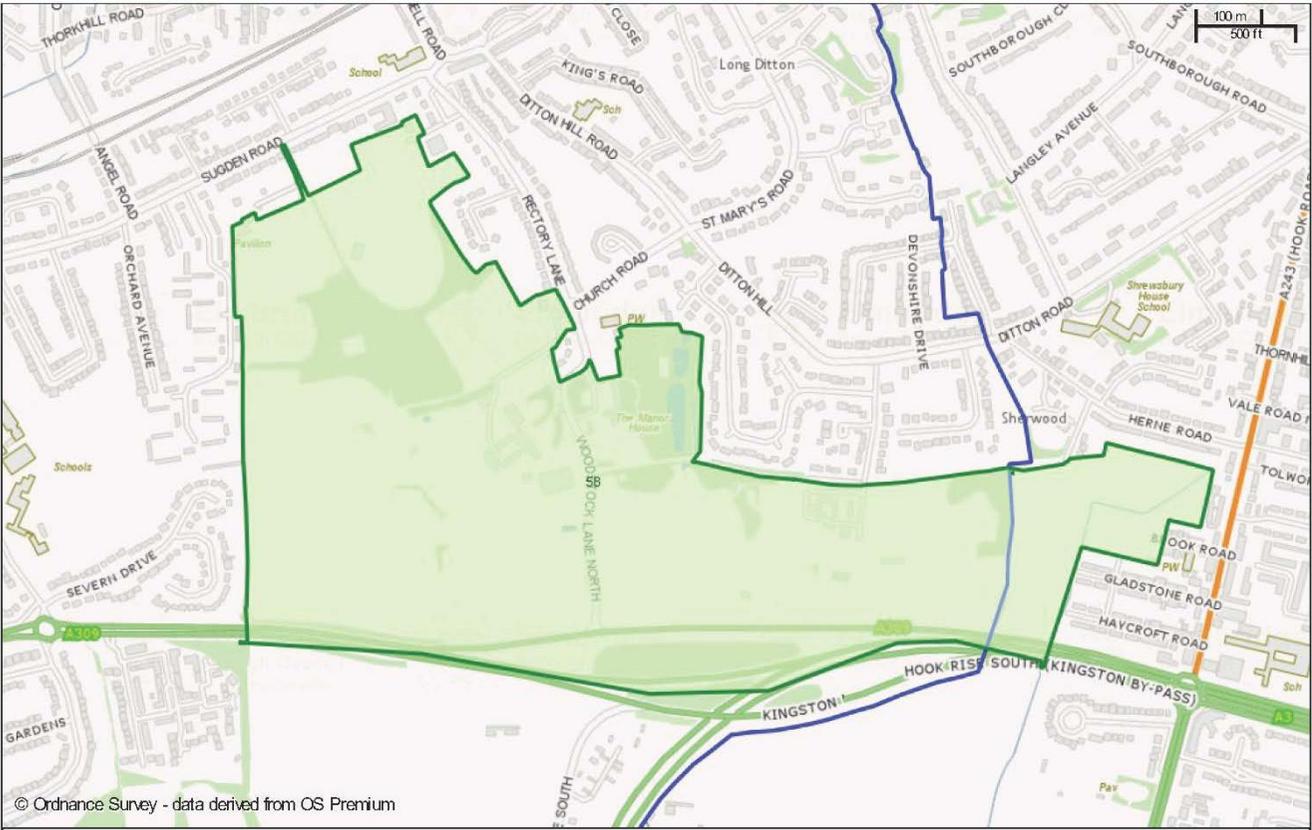
<b>Local Area</b>	51
<b>Location</b>	Local Area 51 is Oatlands Recreation Ground which is bounded on three sides by the large built-up area of Weybridge / Walton-on-Thames / Hersham and by Oatlands Drive (A3050) to the north. On the northern side of Oatlands Drive is Local Area 53 and the Oatlands Park Park of Special Historic Interest.
<b>Map</b>	
<b>Total parcel area / parcel area within Elmbridge (ha)</b>	4.1 / 4.1
<b>Absolute Constraints (ha and type)</b>	0
<b>Area not affected by Absolute Constraints (ha)</b>	4.1

<b>Commentary on Absolute Constraints</b>	N/A
<b>Existing land use(s)</b>	Most of the Local Area is a publicly-owned (either by Elmbridge or Surrey County Council) green space with a variety of recreational uses including allotments, children's play space, a bowling green, football pitches, tennis courts, a paddling pool and a pavilion. The south-western corner of the Local Area is woodland. The Local Area provides much needed opportunities for formal and informal recreation activities.
<b>Access to the Local Area</b>	There are multiple access points to the Local Area from Oatlands Drive, along the northern boundary, and from Pantile Road along the southern side. The park can be accessed via Oatlands Drive and from Pantile Road by pedestrians and cyclists, with vehicular access to the park at the end of Pantile Road. The allotments can only be accessed from the north-eastern corner of the parcel on Oatlands Drive. There is no off-street car parking provided.
<b>Other constraints to development</b>	The Local Area is not currently covered by a protective designation, e.g. a registered village green / common, however the park has been recommended for designation as a Local Green Space in the Local Plan. This designation would protect the Park from future development. The Local Area is in mixed ownership with Elmbridge Borough Council owning a large central strip of land that includes the area of woodland, the bowling green, tennis courts, paddling pool and the pavilion, with Surrey County Council owning land in the south-eastern corner of the parcel.
<b>Accessibility</b>	Oatlands Drive is the main road connecting Weybridge and Walton-on-Thames, with a bus stop next to the Local Area that provides a regular service between these settlements and onwards to Kingston-upon-Thames and Addlestone / Chertsey / Staines. The Local Area is equidistant between the nearest train stations of Weybridge and Walton-on-Thames; approximately 1.5 miles / 30-minute walk. Oatlands local centre is also 0.1 mile of the Local Area, which provides a small selection of shops, cafes, restaurants and financial and professional services. Weybridge district centre, just under a mile / 15-minute walk from the Local Area, has a greater selection and variety of commercial services / facilities.
<b>Minor amendments</b>	There is one proposed minor amendment which would incorporate the scout hall to the south of the recreation ground into the Green Belt. This would add an additional 0.1ha to the Green Belt.
<b>Summary</b>	While there are no Absolute Constraints covering the parcel, Oatlands Recreation Ground has been recommended for designation as a Local Green Space. This designation, which covers the entire parcel, would protect the space from development and, as such the parcel has no opportunity for development.

<b>Local Area</b>	53
<b>Location</b>	The parcel is bound by the Weybridge / Walton-on-Thames / Hersham large built-up area to the east and west. In addition, Oatlands Drive bounds the parcel to the south, the other side of which is Oatlands Recreation Park (Local Area 51) and is bounded by Broadwater Lake to the north.
<b>Map</b>	 <p>© Ordnance Survey - data derived from OS Premium  Parcel 53  Scale: 1:3000  Printed on: 15/5/2019 at 11:59 AM by moc  © Crown Copyright and Database right 2019. Ordnance Survey Licence number: 100034962</p>
<b>Total parcel area / parcel area within Elmbridge (ha)</b>	11 / 11
<b>Absolute Constraints (ha and type)</b>	10 Park or Garden of Special Historic Interest
<b>Area not affected by Absolute Constraints (ha)</b>	1

<p><b>Absolute Constraints map</b></p>		
<p><b>Commentary on Absolute Constraints</b></p>	<p>Less than 10% of the Local Area is not constrained by Oatlands Park, which is a Park of Special Historic Interest. The hectare of land unconstrained by Oatlands Park is north of St James Primary School; however, it is used by the school as a playing field and is owned by Surrey County Council. The playing field can only be accessed from St James School, which fronts Marlborough Drive.</p>	
<p><b>Existing land use(s)</b></p>	<p>The majority of the parcel forms the grounds of the Oatlands Park Hotel, most of which has been landscaped and utilised as a small golf course, tennis courts and croquet lawn for guests. The playing field for St James School and Broadwater Cottage also form part of the Local Area; both are in the north-western corner of the parcel. The Local Area contains numerous trees, primarily in the north-western corner, acting as a visual barrier between St James School playing fields, the residences of Marlborough Drive and Lakeside Grange, and the Oatlands Park Hotel. There are also two belts of trees along the bank of Broadwater Lake on the northern edge of the parcel and along Oatlands Drive on the southern edge of the parcel.</p>	
<p><b>Access to the Local Area</b></p>	<p>Oatlands Park can be accessed by Lakeside Grange and Aspen Square, which in turn are both accessible only via Oatlands Drive. These roads provide vehicular access to residences in the built-up area as well as Oatlands Hotel. The playing fields of St James School can only be accessed through the school.</p>	
<p><b>Other constraints to development</b></p>	<p>Most of the trees within Oatlands Park have a Tree Protection Order (TPO) covering them. The Oatlands Park Hotel is a key landmark and a Grade II Listed Building. The northern edge of the parcel provides a strategic view from Oatlands Park over Broadwater Lake and Desborough Island. The Local Area is within the Thames Policy Area. Surrey County Council owns the north-western corner of the parcel which incorporates the playing field of St James School.</p>	
<p><b>Accessibility</b></p>	<p>Oatlands Drive is the main road connecting Weybridge and Walton-on-Thames and a bus stop next to the Local Area, provides a regular service between these settlements and onwards to Kingston-upon-Thames and Addlestone / Chertsey / Staines. The Local Area is equidistant between the nearest train stations of Weybridge and Walton-on-Thames; approximately a 1.5 mile / 30-minute</p>	

	walk. The Oatlands local centre is also 0.1 mile of the Local Area, which provides a small selection of shops, cafes, restaurants and financial and professional services. Weybridge district centre, approximately a 20-minute walk of around a mile from the Local Area, has a greater selection and variety of commercial services and facilities.
<b>Minor amendments</b>	There are two proposed minor amendments to their parcel. The first would remove 0.25ha of land immediately around the Oatlands Hotel to ensure that the boundary follows a path and access road through the site, as it currently cuts through its gardens. The second proposed amendment would add 0.68ha to the Green Belt as it would include the full extent of the playing field of St James School, as it currently cuts half way across it.
<b>Summary</b>	The designation of Oatlands Park as a Park of Special Historic Interest, an Absolute Constraint, covers more than 90% of the parcel. The remaining proportion is Surrey County Council owned land, used by St James School for playing fields and is only accessible via the school. There is no available and unconstrained land within the Local Area that could be developed.

<b>Local Area</b>	58
<b>Location</b>	The Local Area is in the north-eastern corner of the Borough, enclosed by the large built-up area of Long Ditton (Greater London) along the parcel's northern, eastern and western boundaries and bound by the A309 Kingston By-pass to the south. Long Ditton is north of the parcel, Hook (not within Elmbridge) is to the east and Hinchley Wood to the west.
<b>Map</b>	 <p data-bbox="539 1029 929 1050">© Ordnance Survey - data derived from OS Premium</p> <p data-bbox="539 1074 828 1137">Parcel 58 Scale: 1:7500 Printed on: 15/5/2018 at 12:00 PM by moc</p> <p data-bbox="1294 1118 1839 1137">© Crown Copyright and database right 2018. Ordnance Survey Licence number 100024882</p>
<b>Total parcel area / parcel area within Elmbridge (ha)</b>	67.3 / 61.3
<b>Absolute Constraints (ha and type)</b>	None
<b>Area not affected by Absolute Constraints (ha)</b>	61.3 (within Elmbridge)
<b>Commentary on Absolute Constraints</b>	N/A

<b>Existing land use(s)</b>	The parcel contains a number of built developments and areas of managed land. These include a local nature reserve, artificial sports pitches, allotments, a cemetery, a garden centre and several plant nurseries. The north-western corner contains Surbiton Hockey Club pitches, Long Ditton Cricket Club and Sugden Road Allotments. This corner of the parcel also contains private land behind the Royal British Legion building on Betts Way. The centre of the parcel contains Stokes Field Local Nature Reserve, Long Ditton Cemetery, Squires Garden Centre, Woodstock House School and Shinnyo-En Temple (in The Old Manor House). Much of the rest of the parcel consists of poor quality scrubland and shrubland, interspersed with pony paddocks.
<b>Access to the Local Area</b>	Surbiton Hockey Club and the allotments can only be accessed from Sugden Road, through two separate entrances. The Long Ditton Cricket Club can only be accessed via Betts Way. The parcel can be accessed from south by vehicles only, from the eastbound A309 Kingston By-pass, via Woodstock Lane North. The parcel is also accessible by vehicle from Rectory Lane and Church Road which converge with Woodstock Lane North at the entrance to Long Ditton Cemetery. Summerfield Lane, a cul-de-sac off Ditton Hill, is also an access point into the parcel in order to get to Ditton Hill Nurseries.
<b>Other constraints to development</b>	Elmbridge Borough Council owns most of the north-western corner of the land parcel, comprising Surbiton Hockey Club, Sugden Road Allotments, Long Ditton Cricket Club, Long Ditton Cemetery and Stokes Field Local Nature Reserve. Surrey County Council owns long strips of land along the parcels southern border with the A309 Kingston By-pass. Trees covered by Tree Protection Orders (TPOs) are scattered around the southern half of the parcel, but most are located within the grounds of the Shinnyo-En Temple, the grounds of Woodstock House School and the north-eastern corner of the parcel along Love Lane. The Old Manor House is a locally listed building that's within an Area of High Archaeological Potential and Long Ditton Conservation Area. The cemetery sits atop potentially contaminated land, but this is in connection with the use of land as a cemetery. A drain travels north through the parcel from Woodstock Lane, around The Old Manor House, and under the cemetery, cricket and hockey clubs, up to its confluence with the River Rythe.
<b>Accessibility</b>	The Local Area is equidistant between Hinchley Wood and Surbiton railway stations; both are nearly a 30-minute walk of roughly 1.5 miles. The train stations are on the same line, but Surbiton is an important station where lines to Hampton Court, Woking and Guildford divide. Trains leave Hinchley Wood to Guildford and London Waterloo every hour, with those leaving Surbiton to Alton, Basingstoke, Guildford, Hampton Court and Woking every 30 minutes and trains to London Waterloo at least once every 10 minutes. The closest bus stops are on Sugden Road with regular buses travelling between Esher and Roehampton Vale every 15 minutes. The closest local centre is at Hinchley Wood, next to the train station and contains a small selection of shops.
<b>Minor amendments</b>	There are no minor amendments currently proposed for this area due to LA58 having been previously identified as one of the Key Strategic Area in the Issues and Options Consultation which took place during 2016-2017. If this area is not taken forward for removal from the Green Belt in its entirety, then a detailed check of the existing (and potential modified boundaries) will be undertaken to assess whether any minor changes should be made.
<b>Summary</b>	There are no Absolute Constraints, and only a few other constraints on the parcel. There is a variety of existing land uses within the parcel but most of it is undeveloped and consists of poor quality scrubland and shrubland. Taking account of accessibility there is an opportunity for large-scale development within the Local Area. As a result, the Local Area was considered a Key Strategic Area for development as identified in the Strategic Options consultation.

<b>Local Area</b>	70
<b>Location</b>	The Local Area is on the western edge of the large built-up area of Thames Ditton (Greater London), and bound by the River Ember to the east. The former Imber Court Trading Estate bounds the northern and western edges of the parcel. Imber Court Sports Club and Emberside Recreation Ground are located within the parcel.
<b>Map</b>	 <p>The map displays Parcel 70, a large green-shaded area, situated on the western bank of the River Ember. The parcel is bounded to the north and west by the former Imber Court Trading Estate. To the east, the River Ember flows. The parcel is bounded to the south by Elm Tree Ave and Imber Park Road. Other streets shown include Grove Way, The Drive, and Imber Park Road. The map includes a scale bar (0 to 100m), a north arrow, and a legend. The legend indicates 'Parcel 70' with a scale of 1:5000, printed on 15/5/2018 at 12:02 PM by mac. The map is sourced from Ordnance Survey data derived from OS Premium. The map also shows the River Ember, Imber Court Sports Club, and Emberside Recreation Ground within the parcel boundaries.</p>
<b>Total parcel area / parcel area within Elmbridge (ha)</b>	19.2 / 19.2
<b>Absolute Constraints (ha and type)</b>	0.6 Flood Zone 3b
<b>Area not affected by Absolute Constraints (ha)</b>	18.6

<p><b>Absolute Constraints map</b></p>	<p>The map displays several parcels outlined in green, labeled 72a, 72b, 74, 70, 62, and 65. Parcel 72a is the largest and contains the Island Barn Reservoir. The River Ember flows through the parcels. A legend in the bottom right corner defines various environmental and planning constraints: Green Belt Parcel area (green outline), Green Belt Parcel number (16), RAMSAR (blue hatched), 1 in 20 Flood (purple), Special Protection Area (blue hatched), Site of Special Scientific Interest (orange hatched), SANG (white hatched), Ancient Woodland (green hatched), Park or Garden of Special Historic Interest (red hatched), and Registered Village Greens/ Commons (green grid). The map also shows roads like Molesey Park Road, Grove Way, and Ember Lane, and landmarks like Imber Court Sports Club and Esher College.</p>
<p><b>Commentary on Absolute Constraints</b></p>	<p>Despite the parcel's location on the eastern bank of the River Ember, only 0.6ha falls within Flood Zone 3b.</p>
<p><b>Existing land use(s)</b></p>	<p>Only 18% of the Local Area is covered by built form, however most of the parcel is comprised of sports training pitches in connection with the Imber Court Sports Club. The facilities provide for cricket, football, tennis, bowling and archery activities. The northern end of the parcel is used as an equestrian parade ground. The south-western corner contains agricultural uses and Emberside recreation ground.</p>
<p><b>Access to the Local Area</b></p>	<p>The Local Area can be accessed off Ember Lane in two places, on the eastern and southern edges. The east access is the main entrance for Imber Court Sports Club and the southern entrance provides access to the sports facilities along the south edge of the parcel and for works in connection with the agricultural use. There is a second entrance on the southern edge along Grove Way which provides pedestrian access to Emberside Recreation Ground. There is also a closed vehicular access point in the north-eastern corner of the parcel on Orchard Lane.</p>
<p><b>Other constraints to development</b></p>	<p>Less than 1ha of parcel is in Flood Zone 3b however the majority of the site is in Flood Zone 2. There are some segments along the eastern edge of the parcel not affected by Flood Zone 2 however these form 'dry islands', including one large 'dry island' that incorporates the former Imber Court Trading Estate. Emberside Recreation ground is owned by Elmbridge Borough Council which has been recommended for designation as a Local Green Space. A small area approximately 0.11 hectares of potentially contaminated land lies beneath the football pitches in the centre of the parcel.</p>
<p><b>Accessibility</b></p>	<p>Esher and Thames Ditton railway stations, which are both on rail lines into central London, are 0.5 mile / 10-minute walk from the Local Area. Esher railway station also has routes away from London, travelling to Woking, Guildford and onwards to Southampton.</p>

	Ember Lane is the main 'B' road between East Molesey and Esher. There are also bus stops along Ember Lane which serve routes to Addlestone, Guildford, Kingston-upon-Thames, and settlements within the Borough. The closest centre is East Molesey district centre, which is approximately 1 mile away or a 20-minute walk. This centre has a range of shops, cafes, restaurants, and financial and professional services.
<b>Minor amendments</b>	There are no proposed minor amendments to this parcel.
<b>Summary</b>	Only a small area of the parcel is affected by Absolute Constraints (0.6ha) which is in Flood Zone 3b. However, almost the entire parcel is within Flood Zone 2, with land not within Flood Zone 2 forming 'dry islands'. Subject to a Strategic Flood Risk Level 2 assessment, there could be a developable area with the opportunity for small scale development.

<b>Local Area</b>	71
<b>Location</b>	The Local Area is along the banks of the River Thames, covering the River Thames towpath and adjacent open spaces from Walton Marina, north to Walton Rowing Club.
<b>Map:</b>	 <p>The map displays Parcel 71, a green-shaded area along the River Thames. The parcel is bounded by the river to the west and north, and by a residential street network to the east and south. Key streets include Forebridge Road, Bessley's Art Lane, Pelly Lane, Perry Lane, Bridge Street, and others. A blue line indicates the River Thames towpath. A scale bar shows 100m and 200ft. The map includes a north arrow and a scale of 1:5000. The map is printed on 15/5/2018 at 12:06 PM by moc. The map data is derived from OS Premium. The map is printed on 15/5/2018 at 12:06 PM by moc. The map is printed on 15/5/2018 at 12:06 PM by moc.</p>
<b>Total parcel area / parcel area within Elmbridge (ha)</b>	7.5 / 7.5
<b>Absolute Constraints (ha and type):</b>	4.8 Flood Zone 3b
<b>Area not affected by Absolute Constraints (ha)</b>	2.7

<p><b>Absolute Constraints map</b></p>	
<p><b>Commentary on Absolute Constraints</b></p>	<p>The whole towpath is in Flood Zone 3b and just 2.7ha of land at Felix Road Recreation Ground and Riverhouse Gardens is outside of Flood Zone 3b. A total of 4.8 hectares is within the 1 in 20-year Flood Outline / Flood Zone 3b.</p>
<p><b>Existing land use(s)</b></p>	<p>The Local Area covers principally the riverside path and rear gardens of properties that back onto the path but also contains two open spaces: Felix Road Recreation Ground and Riverhouse Gardens. Publicly-owned and accessible open space between the riverside path and Hillrise residential apartments is also within the Local Area. There are no buildings within the parcel and thus only 11% of the parcel is comprised of built form from other structures.</p>
<p><b>Access to the Local Area</b></p>	<p>As the parcel covers a riverside path, the Local Area can be accessed at either end at Walton Marina and Walton Rowing Club. The Local Area can be accessed by a number of residential roads but principally along Manor Road, at The Swan public house, which is the main route between the riverside and Walton-on-Thames town centre. Moorings on the River Thames along the towpath also provide access to the Local Area by boat.</p>
<p><b>Other constraints to development</b></p>	<p>The publicly accessible spaces of Felix Road Recreation Ground, Riverhouse Gardens and land north of Hillrise flats are owned by Elmbridge Borough Council and have been shortlisted for Local Green Space status within the Local Plan. The Walton Riverside Conservation Area covers a central segment of the Local Area including Elmbridge Borough Council owned land lying south-west of Manor Road at Hillrise. The east side of Riverhouse Gardens is potentially contaminated land due to a previous use as a road haulage depot. Further areas of the parcel are within Flood Zone 2, particularly the northern end of Felix Road Recreation Ground, but most of the parcel at Hillrise, Riverhouse Gardens and the rest of Felix Road Recreation Ground are not within Flood Zones 2 and 3. The entire Local Area is within the Thames Policy Area and within the Planning Consultation area for</p>

	an Oil Pipeline, with the exception of the towpath south of the River Mount access. The BP Walton Terminal Consultation Zone encompasses the Walton Rowing Club and the northern end of the parcel.
<b>Accessibility</b>	The Local Area is within walking distance of Walton-on-Thames town centre and Terrace Road local centre. There is a large range of shops, cafes, restaurants, financial and professional services, drinking establishments, fast food takeaways and a number of community and leisure buildings. From Walton-on-Thames town centre there are multiple bus services which serve Addlestone, Chertsey, Heathrow Airport, Kingston-upon-Thames, Staines and settlements within the Borough. The nearest train station is Walton-on-Thames but the station's location outside of the town means it is 1.5 miles / 30-minute walk from the Local Area. The River Thames can also be used to travel by boat to central London, Guildford, Reading, Oxford, and further afield.
<b>Minor amendments</b>	There are four minor amendments proposed for this parcel. The first would remove 0.24ha of land fronting the Hillrise flats, as the current boundary does not follow a logical and defined boundary. The proposed changes would move the boundary to the tow path. The second amendment would remove 0.09ha of land fronting flats 1-12 Mount Felix as again this does not follow a logical boundary. Again, it is proposed that the boundary is re-located to the tow path. The third proposal is to add 0.04ha of land adjacent to the open space at Sullivans reach as a section to the south-west of the park is not current covered by the Green Belt. The final proposal is to add 0.13ha to the Green Belt at Felix Road Recreation Ground as the current boundary follows a row of small bollards which is not a suitably permanent fixture.
<b>Summary</b>	The Local Area consists of a towpath along the River Thames and three open spaces including Felix Road Recreation Ground, Riverhouse Gardens and land north of Hillrise flats. The Thames towpath is entirely within Flood Zone 3b, an Absolute Constraint; whereas the three open spaces have all been recommended for the Local Green Space designation within the Local Plan. As a result, there is no land within the parcel that can be developed.

<b>Local Area</b>	77
<b>Location</b>	The Local Area is bounded to the north, east and west by the large built-up area of East Molesey (Greater London) and the River Mole forms the southern boundary.
<b>Map:</b>	 <p>© Ordnance Survey - data derived from OS Premium Molesey Juniors Football Club</p> <p>Parcel 77 Scale: 1:2000 Printed on: 20/6/2018 at 15:36 PM by moc</p> <p>© Crown Copyright and database right 2018. Ordnance Survey Licence number 100024882</p>
<b>Total parcel area / parcel area within Elmbridge (ha)</b>	3.1 / 3.1
<b>Absolute Constraints (ha and type):</b>	0.4 Flood Zone 3b

<p><b>Area not affected by Absolute Constraints (ha)</b></p>	<p>2.7</p>
<p><b>Absolute Constraints map</b></p>	
<p><b>Commentary on Absolute Constraints</b></p>	<p>Approximately 0.4ha along the south boundary of the parcel is within Flood Zone 3b due to the parcel's location on the northern bank of the River Mole.</p>
<p><b>Existing land use(s)</b></p>	<p>The Local Area is Spencer Park, a small landscaped private park for the enjoyment of residents living in Spencer Park house. The house is the only building within the parcel and contains multiple flats / apartments. The total 13.5% of built form covering the parcel is because of the house.</p>
<p><b>Access to the Local Area</b></p>	<p>The main access into the Local Area is from the north along Mole Park Road, which provides vehicular access to Spencer Park house. There is a footbridge over the River Mole from The Wilderness open space into the Local Area, but this is not a public right of way.</p>
<p><b>Other constraints to development</b></p>	<p>Small segments of the parcel, in the north-west and western corner are inside the East Molesey Old Village Conservation Area. The south of the parcel and both sides of Spencer Park house are in Flood Zone 2. There are a few trees with Tree Protection Orders (TPO), along the northern boundary with Molesey Park Road and to the east and south of Spencer Park. There are trees which line the driveway up to</p>

	the house which do not have a TPO, but they contribute to the character and setting of the Park. Though not within the parcel, no.30 (Green Arden) and The Cottage on Spencer Road are Grade II Listed and abut the eastern edge of the parcel. The size of the parcel is small and the constraints on it and next to it further restrict opportunities for development.
<b>Accessibility</b>	Bus stops on Molesey Park Road provide transport to Addlestone, Kingston-upon-Thames and settlements within the Borough. Within 0.2 miles is the East Molesey district centre, which has a number of shops, restaurants, cafes, and financial and professional services. Bus services to and from the centre are greater in number and more frequent than from Molesey Park Road, whilst serving the same destinations. The nearest train station is Hampton Court, a mile / 20-minute walk from the Local Area. The trains from Hampton Court serve London Waterloo, departing every 30 minutes.
<b>Minor amendments</b>	There are no proposed minor amendments to this parcel.
<b>Summary</b>	Only a small portion of the parcel (0.4ha) is affected by Flood Zone 3b, an Absolute Constraint. However, there are other constraints within and adjoining the parcel, therefore when considering the land that is not affected by Absolute Constraints (2.7ha), the opportunity for development is limited, unless a comprehensive redevelopment approach was taken.

## Overall findings

Table 1: Summary of Assessment

Local Area	Location	Area within Elmbridge (hectares)	Absolute Constraints	Area not affected by Absolute Constraints (hectares)	Existing Land Use	Access to Local Area	Other Constraints to Development	Accessibility	Key Points	GB Minor Amendments	Summary
14	East of Cobham and bounded by Oxshott to the north and Stoke D'Abernon to the south.	65.1	Ancient Woodland	53.8	Knowle Hill Park. Fairmile Park including Littleheath Common. Polyapes Scout Camp.	Knowle Hill Park accessed from south-west corner. Fairmile Park, including Littleheath Common accessed from north-west corner. Polyapes Scout Camp and War Memorial accessed by vehicle from south-east corner, also on foot by public right of way north to south through the parcel. Public right of way also an alternate access point to Fairmile Park.	Within SPA 5km zone of influence. TPOs within Ancient Woodland and Knowle Hill Park. Fairmile Park is EBC owned land. Potentially contaminated land, mostly in the north-east corner. Areas of woodland to south-east corner. South-east corner in Flood Zone 2 from River Mole tributary.	Cobham & Stoke D'Abernon and Oxshott trains stations are less than 20minutes walk. Cobham district centre is a 30minute walk. Bus stops on Stoke Road and Blundel Lane.	Local area not affected by absolute constraints is large.	None identified at this stage.	Opportunity for large scale development. Previously identified as a Key Strategic Area.
18	West of Cobham, bounded by the A3, A245 and the River Mole, the parcel is on the corner of the A3 / A245 roundabout.	4.5	Flood Zone 3b	3.7	Residential dwellings.	East edge of the parcel accessible on A245 and along Convent Lane. Convent Lane provides access to Notre Dame School and Walton Firs Activity Centre (not in parcel). Dwellings are accessed off the A3 / A245 roundabout.	Within SPA 5km zone of influence. Cobham Bridge, next to the parcel, is a Listed Building. Topography – steep hillside. Dense area of woodland.	Cobham district centre is a 15minute walk. Bus stops on the A245 outside Painshill fire station. Cobham & Stoke D'Abernon train station is a 40minute walk.	Local Area is small. Access difficulties to west edge. Topography and woodland difficulties on east edge.	None	Opportunity for small scale development.  Would require the release of LA-19 to avoid the creation of a hole in the Green Belt.
20	North-west of Cobham, bounded by the A3 to the north and the A307 Portsmouth Road to the south.	61.5	SSSI & Registered Village Common / Green	41.0	Chippings Farm. The Fairmile / Premier Inn. Old Common. Fairmile Common. Residential dwellings on edge of Old Common and Fairmile Common.	Multiple access points all from Portsmouth Road to the south-east. Access to Norwood Farm and ACS Cobham International School north of the parcel.	Within SPA 5km zone of influence. Partly within Esher and Oxshott Commons BOA. Fairmile Common is a Priority Habitat. TPOs are around Fairmile Common. EBC owns land adjacent to Old Common. Post Boys & Old Cottage and The Fairmile public house are Listed Buildings. Potentially contaminated land in Old Common and north of Chippings Farm. Partly within the planning consultation zone of a trunk road. Old Common source of a tributary of the River Mole.	Cobham District Centre is a 10minute walk. Bus stops on Portsmouth Road. Cobham & Stoke D'Abernon train station is a 40minute walk.	Local area not affected by absolute constraints is large. There are other constraints but almost all within or next to the Commons / Absolute Constraints already.	None identified at this stage.	Opportunity for large scale development.  Previously identified as a Key Strategic Area.
36	The Local Area straddles the west side of Seven Hills Road and Queens Road, abutting the	13.5		13.5	Walton Leigh School. Burview Hall. Ellesmere Place residential dwellings.	Accessed by Seven Hills Road to the south and Queens Road to north and west.	Partly within Wisley, Ockham and Walton Heaths BOA. Partly within SPA 5km zone of influence. TPOs along Ellesmere Place. Former Ellesmere hospital	Walton-on-Thames train station a 10minute walk. Bus stops on Queens Road. Oatlands, Queens Road and	Accessible only by A & B roads that play a strategic role on the Borough's transport	Three identified.	Opportunity for redevelopment of PDL in the north of the Area.

Local Area	Location	Area within Elmbridge (hectares)	Absolute Constraints	Area not affected by Absolute Constraints (hectares)	Existing Land Use	Access to Local Area	Other Constraints to Development	Accessibility	Key Points	GB Minor Amendments	Summary
	train line and St Georges Hill.						is a Listed Building. Potentially contaminated land. School on SCC owned land. EBC owned land within Queens Road / Seven Hills Road roundabout. Dense area of woodland. Parcel is long and thin – any development would front Seven Hills and Queens Roads.	Walton Halfway local centres are within short walking distance.	network. Parcel shape means development would front A & B roads.		
37	The Local Area straddles the east side of Seven Hills Road and Queens Road, abutting Burwood Park private residential estate.	17.6		17.6		Accessed by Seven Hills Road to the south and Queens Road to north and west.	Partly within Wisley, Ockham and Walton Heath's Biodiversity Opportunity Area. Partly within SPA 5km zone of influence. TPOs in north-east corner. Mostly EBC owned land. Dense area of woodland. Parcel is long and thin – any development would front Seven Hills and Queens Roads	Walton-on-Thames train station a 10minute walk. Bus stops on Queens Road. Hershams district centre, Oatlands, Queens Road and Walton Halfway local centres are within short walking distance.	Accessible only by A & B roads that play a strategic role on the Borough's transport network. Parcel shape means development would front A & B roads.	One identified.	Very limited opportunity for small scale development in the north of the Local Area.
50	The Local Area is located to the north-west of Weybridge adjacent to the residential properties along Wey Road, Portmore Park Road, and Thames Street.	9.6	Flood Zone 3b	2.0	Residential dwellings.	Whittets Ait is accessible by vehicle from Jessamy Road via a single lane bridge, and a footbridge from Beales Lane. Bull Dogs Island accessible via sluice gate linking it to Whittets Ait.	The 2 hectares not affected by Absolute Constraints are in Flood Zone 2 but they are 'dry islands' surrounded by Flood Zone 3. Bull Dogs Island in Wey Navigation Conservation Area. The Boat House is a Listed Building and the public footpath via Beales Lane is also Listed. All within planning consultation area for an oil pipeline. Potentially contaminated land mostly redeveloped for housing. Bull Dogs Island identified as a new Local Park / Extension. TPOs within residential developments. Green space located at centre of Whittets Ait recommended for LGS designation.	Weybridge District Centre a 15minute walk. Weybridge trains station a 30minute walk. Bus stops on Weybridge High Street with multiple and regular services to Addlestone, Chertsey South Kingston-upon-Thames, Staines and Woking.	Only 2 hectares not affected by Absolute Constraints, but these are 'dry islands' surrounded by Flood Zone 3. Access severely restricted by River Wey Navigation. Parts of Local Area identified as a new Local Park / Extension and shortlisted as LGS.	None.	No development opportunity
51	East of Weybridge and west of Oatlands, the Local Area is south of A3050 Oatlands Drive.	4.1		4.1	Oatlands Recreation Park, including the allotments.	Accessible from Oatlands Drive, north edge of the parcel, and Pantile Road, south edge of the parcel.	Shortlisted for LGS designation. Park in mixed ownership by EBC and SCC and in full use.	Regular bus service along Oatlands Drive. Walton-on-Thames and Weybridge train stations a 30minute walk. Oatlands local centre is adjacent to the parcel. Weybridge district centre a 15minute walk.	Local Area is small. Much of the parcel owned by the Council. Local Area shortlisted as Local Green Space.	One identified.	No development opportunity
53	East of Weybridge and west of Oatlands, the Local Area is north	11.0	Park or Garden of Special	1.0	Oatlands Park. St. James School playing fields.	Oatlands Park accessed from Oatlands Drive, south edge of the parcel.	TPOs throughout Oatlands Park. The hotel is a key landmark and Listed	Regular bus service along Oatlands Drive.	Only a hectare not affected by Absolute	Two identified.	No development opportunity

Local Area	Location	Area within Elmbridge (hectares)	Absolute Constraints	Area not affected by Absolute Constraints (hectares)	Existing Land Use	Access to Local Area	Other Constraints to Development	Accessibility	Key Points	GB Minor Amendments	Summary
	of A3050 Oatlands Drive and south of Broadwater Lake.		Historic Interest			Playing fields can only be accessed through the school.	Building. Strategic view from Oatlands Park over Broadwater Lake and Desborough Island. St James School playing fields SCC owned land.	Walton-on-Thames and Weybridge train stations a 30minute walk. Oatlands local centre is adjacent to the parcel. Weybridge district centre a 20minute walk.	Constraints. Part of parcel owned by Surrey Council, used a school playing fields and is only accessible via the school.		
58	The Local Area is east of Hinchley Wood and south of Long Ditton. The parcel is bounded by the A303 Kingston Bypass to the south.	61.3		61.3	Surbiton Hockey Club. Stokes Field Nature Reserve, Sugden Road Allotments. Long Ditton Cricket Club. Long Ditton Cemetery. Woodstock House School. Squires Garden Centre. Shinnyo-En Temple (The Old Manor House). Various nurseries.	Accessible via Woodstock Lane North through the site, with access onto the east-bound A303 Kingston Bypass. Access to hockey club and allotments from Sugden Road. Access to cricket club from Betts Way.	Stokes Field Local Nature Reserve and most of the north-west corner is EBC owned land. Old Manor House is a Listed Building and is within Long Ditton Conservation Area and Area of High Archaeological Potential. TPOs, particularly around Old Manor House. Potentially contaminated land beneath cemetery. Drain through parcel south to north – tributary of River Rhythe.	Hinchley Wood and Surbiton train stations a 30minute walk. Regular bus service along Sugden Road. Hinchley Wood local centre is a 30minute walk.	Local area not affected by absolute constraints is large. Regular public transport links closeby.	None Identified at this stage	Opportunity for large scale development.  Previously identified as a Key Strategic Area.
70	The Local Area is north of Weston Green and west of Thames Ditton. It is bounded by Ember Lane to the east and the River Ember to the west.	19.2	Flood Zone 3b	18.6	Imber Court Sports Club. Emberside Recreation Ground.	Two vehicular access points on Ember Lane, from the east and south. Public access to Emberside Recreation Ground from Grove Way.	Mostly within Flood Zone 2 with 'dry islands'. Emberside Recreation Ground EBC owned land. Small area of potentially contaminated land within playing fields.	Esher and Thames Ditton train stations a 10minute walk. Bus stops on Ember Lane. East Molesey district centre a 20minute walk.	Mostly within Flood Zone 2 with 'dry islands'.	None.	Opportunity for small scale development.
71	North-west of Walton-on-Thames town centre, the Local Area straddles along the south bank of the River Thames.	7.5	Flood Zone 3b	2.7	River Thames towpath. Felix Road Recreation Ground. Riverhouse Gardens.	Accessible at either end of the towpath and from a number of residential roads, but Manor Road is the main access point between the parcel and the town centre. Moorings along towpath enable access by boat.	Green spaces shortlisted for LGS designation. Green spaces EBC owned land. Mostly within Flood Zone 2. Partly within Walton Riverside Conservation Area. Potentially contaminated land within Riverhouse Gardens. In Thames Policy Area. Mostly within the Planning Consultation area for an Oil Pipeline. Partly within BP Walton Terminal Consultation Zone.	Walton-on-Thames town centre a 10minute walk. Multiple bus services from the centre. Walton-on-Thames train station is 30minute walk. Travel by boat along River Thames and associated tributaries / canals.	Only 2.7 hectares not affected by Absolute Constraints. Parcel shape means development could only be on green spaces. Green spaces in parcel shortlisted as Local Green Space.	Four identified.	No development opportunity
77	South of East Molesey, the parcel is on the north bank of the River Mole.	3.1	Flood Zone 3b	2.7	Spencer Park	Vehicular access from Mole Park Road. Private footbridge over River Mole into The Wilderness green space.	Partly within East Molesey Old Village Conservation Area. Partly within Flood Zone 2. TPO's. Adjacent to Listed Buildings.	East Molesey district centre is a 5minute walk away. Bus stops on Mole Park Road but also more regular bus services from the centre. Hampton Court train station is 20minute walk.	Local Area is small. A number of other constraints.	None.	Only unconstrained land is access and setting to Spencer Park. Unless this comes forward for comprehensive redevelopment this site would provide no further development opportunity.

## 4. Conclusion and next steps

- 4.1** This assessment assists in the consideration of the role and the development potential of the identified weakly performing Local Areas, in particular those which do not have the opportunity to facilitate strategic development.
- 4.2** The findings have been summarised in Table 2 below and the assessment concludes that out of the 12 weakly performing Local Areas, three had been previously identified as the KSAs. Of the remaining ten weakly performing Local Areas, five had a developable area with the potential to accommodate small scale development. Four had no opportunity to accommodate development.

Table 2: Summary of findings and recommendation

5	Local Area	Further consideration?
Opportunity for large scale development	LA14 LA20 LA58	Yes
Opportunity for small scale development / redevelopment of existing PDL areas	LA18 LA36 LA37 LA70 LA77	Yes
No opportunity for development	LA50 LA51 LA53 LA71	No

### Weakly performing Local Areas with large or small-scale opportunities for development

- 4.2** The assessment maintains that the three Local Areas (LA14 LA20 and LA58), previously termed KSAs, would provide a developable area which have the potential to accommodate larger scale development that could positively contribute to responding to housing need.
- 4.3** The findings suggest further consideration should be given to the sustainability of the five Local Areas (LA18, LA36, LA37, LA70, LA77) with a developable area that could deliver small scale development. Whether exceptional circumstances exist to justify the release of each individual Local Area will need to be considered, alongside a detailed assessment of the availability and deliverability of the developable areas.

### Weakly performing Local Areas with no opportunity for development

- 4.4** The four weakly performing Local Areas (LA50, LA51, LA53, LA71) with no opportunity to accommodate development should not be taken forward for further consideration.
- 4.5** When defining Green Belt boundaries, the NPPF states in paragraph 139(b) that plans should “not include land which it is unnecessary to keep permanently open”. Although the four Local Area’s Green Belt performance has been classified as ‘weakly performing’ they do contribution to the role and function of Green Belt. As such, it could not be considered ‘unnecessary’ to keep

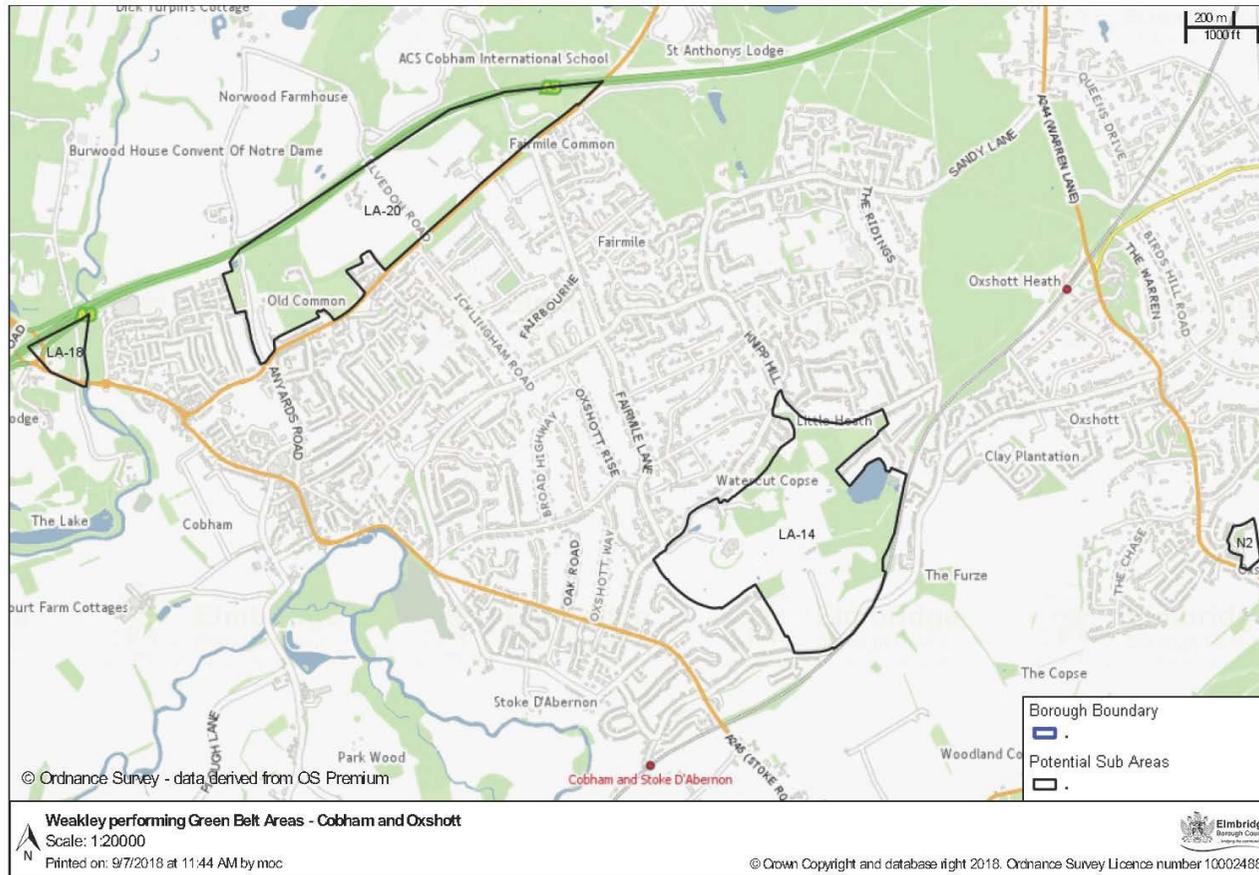
this land permanently open. Furthermore, as there is no development opportunity arising which could provide social, economic or environmental benefits to balance against the harm to Green Belt from their removal. Therefore, it is unlikely that exceptional circumstances exist to justify the release of these parcels from the Green Belt, if the Council were to pursue an approach which included Green Belt release.

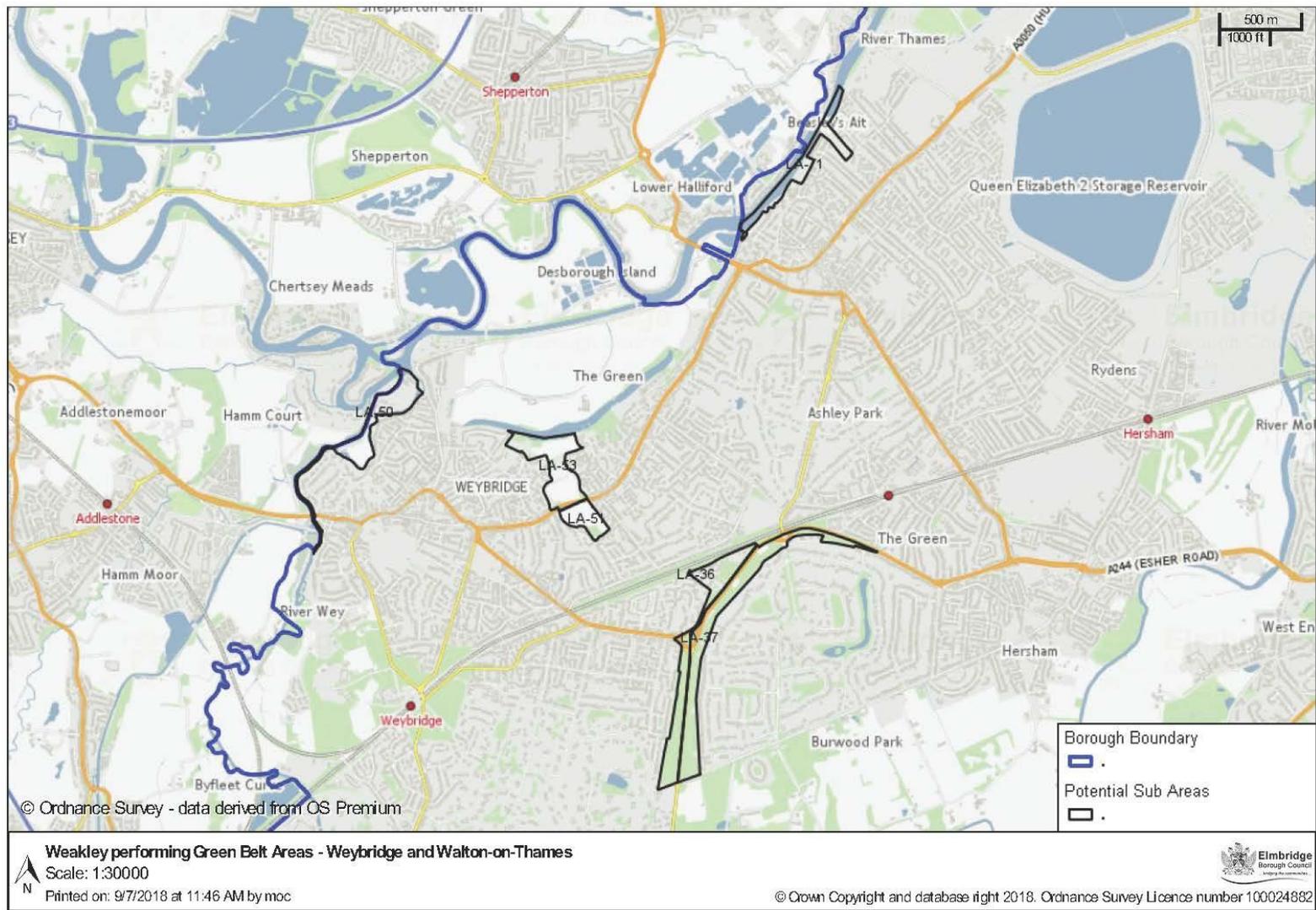
- 4.6** It should be noted that parcels LA51, LA53 & LA77 include proposed minor boundary amendments and any forthcoming decision regarding the Green Belt designation of these parcels will need to take account of the recommendations of the GBBR- Minor Amendments assessment.

## **Next steps**

- 4.7** The outputs of this assessment, in conjunction with the evidence base documents undertaken to date, will inform the identification of the Council's options and subsequent approach and site selection for the Local Plan.
- 4.8** 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 and the release of each individual Local Area. This work should be produced alongside a detailed assessment of the availability and deliverability of each area.

# Appendix 1 – Maps of weakly performing Local Areas







**Weakley performing Green Belt Areas - Dittons and Molesey**  
 Scale: 1:20000  
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