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Appendix EDP 1

EDP Green Belt Assessment Methodology

NPPF Para 80 Green Belt Purpose	Criteria	Application of Criteria to Site
<p>Purpose 1 To check the unrestricted sprawl of large built-up areas</p>	<ul style="list-style-type: none"> Creates a clear, recognisable distinction between urban fringe and open countryside. 	<p>Does the site form a contiguous open buffer between the existing settlement edge and the wider countryside (higher to lower contribution a-c)?</p> <p>a. Yes, the site is free of development and associated influences and strongly contributes to the openness of the Green Belt;</p> <p>b. There is an absence of development within the site but it is overlooked by adjacent/nearby development; and</p> <p>c. No, the site contains development and/or does not clearly define a distinction between the settlement edge and the open countryside.</p>
	<ul style="list-style-type: none"> Defensible boundaries have a role in limiting unrestricted sprawl as they create the boundaries to Green Belt parcels. These may be within the site or form part of its boundary. Such boundaries can be permanent, such as roads, steep topography, woodland or require additional reinforcement such as hedgerows, tree belts, streams. Fences do not form defensible boundaries. 	<p>Does the site have a defensible boundary which can prevent sprawl (higher to lower contribution a-c)?</p> <p>a. The site does not have a defensible boundary and therefore openness is greater;</p> <p>b. The site has a defensible boundary/-boundaries, which would need additional reinforcement; and</p> <p>c. The site has a defensible boundary/-boundaries, which do not require additional reinforcement.</p>
<p>Purpose 2 To prevent neighbouring towns merging into one another</p>	<ul style="list-style-type: none"> Settlements maintain a sinuous edge. 	<p>Is the site well associated with the existing settlement edge (higher to lower contribution a-c)?</p> <p>a. The site is isolated from the settlement boundary and appears divorced from it;</p> <p>b. The site abuts one settlement boundary but is not divorced from it; and</p> <p>c. The site abuts two or more settlement boundaries and therefore forms part of an indent.</p>

NPPF Para 80 Green Belt Purpose	Criteria	Application of Criteria to Site
	<ul style="list-style-type: none"> Prevent loss or noticeable reduction in distance between towns/settlement edges; this may also be affected by agricultural land use or topography: a larger distance or more prominent topographical change would be better capable of accommodating change than a narrow gap. The gaps may contain different elements, be it natural (e.g. topography, woodland, agricultural land or large open spaces) or man-made features, which prevent merging. 	<p>Given the distance between the whole of the site and next nearest settlement edge, what is the effect of the perceived and actual intervisibility on potential for coalescence (higher to lower contribution a-c)?</p> <p>a. Immediate and clear intervisibility with next nearest settlement edge; b. Partial visual association with next nearest settlement edges; and c. Limited or no visual association with next nearest settlement edges.</p>
<p>Purpose 3 To assist in safeguarding the countryside from encroachment</p>	<ul style="list-style-type: none"> The countryside comprises 'key characteristics' which define the landscape and the way it is perceived, both visually and physically. 	<p>To what extent does the site represent the key characteristics of the countryside (higher to lower contribution a-c)?</p> <p>a. The site is strongly representative of the key characteristics and clearly connects with off-site key characteristics; b. The site comprises some representative key characteristics but there are few connections with off-site characteristics; and c. The site comprises little or no key characteristics and there is limited or no connection with off-site characteristics.</p>
	<ul style="list-style-type: none"> Encroachment: features such as speed signage and street lighting affect the extent to which the countryside changes from rural to urban. 	<p>To what extent is the site urbanised, either by on-site or off-site features (higher to lower contribution a-c)?</p> <p>a. There are no urbanising features within the site or directly influencing it; b. There are several urbanising features affecting the site; and c. There are many urbanising features affecting the site, which reduces its representativeness of the countryside.</p>

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<p>Purpose 4 To preserve the setting and special character of historic towns</p>	<ul style="list-style-type: none"> In the absence of professional judgement on setting and special character on a site-by-site basis by heritage consultants, the criteria considers the proximity of the site to a conservation area (CA) which relates to the historic character of a town. 	<p>The proximity of the site to the CA must also be balanced with the nature of intervisibility with the historic core of the CA, as this is a reflection of the extent to which the CA designation and its boundaries still applies (higher to lower contribution a-c):</p> <ul style="list-style-type: none"> a. The site is partially or wholly within the historic character area of the town/CA; b. The site shares a boundary with or has Intervisibility with the historical character area/CA; and c. The site does not share a boundary with the town/CA and/or there is no intervisibility with its historic core/CA.
<p>Purpose 5 To assist in urban regeneration, by encouraging the recycling of derelict and other urban land</p>	<ul style="list-style-type: none"> By association with the Green Belt designation, would assist in urban regeneration by directing development away from it. 	<ul style="list-style-type: none"> a. The site is in the Green Belt; or b. The site is not in the Green Belt.

Appendix EDP 2
LVA Photoviewpoints
(edp5237_d009b 12 February 2019 LB/BC)

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Approximate extent of Sandown Racecourse



For 70° view, refer to image below



Approximate extent of Sandown Racecourse



For 70° view, refer to image below



Photoviewpoint EDP 3: View taken from Racecourse access road on higher ground within the south-western areas of the Racecourse, looking north

Approximate extent of Sandown Racecourse



For 70° view, refer to image below



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