

Waverley Borough Council

**Green Belt Site Appraisals:
Milford, Witley & Wormley**

Report



Report for

Graham Parrott
Planning Policy Manager
Waverley Borough Council
The Burys
Godalming
GU7 1HR

Main contributors

Robert Deanwood

Issued by

.....
Robert Deanwood

Approved by

.....
David Kenyon

Wood

Nicholls House
Homer Close
Leamington Spa
Warwickshire CV34 6TT
United Kingdom
Tel +44 (0)1926 439 000

Doc Ref. L42777-WOOD-XX-XX-PL-Z-0001_D2_P05

h:\projects\42777 green belt sites assessment\deliver stage\c
client related\final report\milford-witley-wormley site
appraisals final august 2020.docx

Copyright and non-disclosure notice

The contents and layout of this report are subject to copyright owned by Wood (© Wood Environment & Infrastructure Solutions UK Limited 2020) save to the extent that copyright has been legally assigned by us to another party or is used by Wood under licence. To the extent that we own the copyright in this report, it may not be copied or used without our prior written agreement for any purpose other than the purpose indicated in this report. The methodology (if any) contained in this report is provided to you in confidence and must not be disclosed or copied to third parties without the prior written agreement of Wood. Disclosure of that information may constitute an actionable breach of confidence or may otherwise prejudice our commercial interests. Any third party who obtains access to this report by any means will, in any event, be subject to the Third Party Disclaimer set out below.

Third party disclaimer

Any disclosure of this report to a third party is subject to this disclaimer. The report was prepared by Wood at the instruction of, and for use by, our client named on the front of the report. It does not in any way constitute advice to any third party who is able to access it by any means. Wood excludes to the fullest extent lawfully permitted all liability whatsoever for any loss or damage howsoever arising from reliance on the contents of this report. We do not however exclude our liability (if any) for personal injury or death resulting from our negligence, for fraud or any other matter in relation to which we cannot legally exclude liability.

Management systems

This document has been produced by Wood Environment & Infrastructure Solutions UK Limited in full compliance with our management systems, which have been certified to ISO 9001, ISO 14001 and OHSAS 18001 by LRQA.



Contents

1.	Background and Scope of Work	5
1.1	Background	5
1.2	Scope of Work	5
2.	Green Belt Site Assessment Policy Context	7
2.1	Background	7
	National Planning Policy	7
	Green Belt Case Law	8
3.	Site Assessment Methodology	11
3.1	Site Assessment	11
3.2	Judgement of the Likely Effects of Development on the Green Belt	12
3.3	Mitigation of Harm to the Green Belt and Enhancement of Beneficial Use	14
4.	Study Results and Recommendations	17

Table 2.1	Planning Practice Guidance July 2019: Impacts on Openness and Compensatory Improvements	7
Table 2.2	Recent Legal Cases Clarifying the Interpretation and Application of Green Belt Policy	8
Table 3.1	Site Assessment Proforma	11
Table 3.2	Criteria used in the Assessment of Visual and Physical Openness and Boundary Quality	12
Table 3.3	Evaluation Template Relating to Site Development	13
Table 3.4	Degree of Harm to the Green Belt arising from Development and Assessment Criteria	13
Table 3.5	Approaches to the Mitigation of Harm to the Green Belt and Enhancement of Beneficial Use	15
Table 4.1	Summary of the Likely Degree of Harm to the Green Belt Arising from Development and Recommendations for Further Consideration	19

Appendix A	Site Assessments	
------------	------------------	--



1. Background and Scope of Work

1.1 Background

1. This Report has been produced for the purpose of providing Waverley Borough Council with an assessment of the contribution made by potential site allocations to the Green Belt and the likely harm to the Green Belt that might result from their development.
2. Waverley Borough Council is producing its new Local Plan in two stages. Local Plan Part 1 (LPP1): Strategic Policies and Sites was adopted in February 2018. It sets the overall strategy, including the requirement to deliver at least 11,210 new homes in the plan period from 2013 to 2032. The Plan also sets out the broad distribution of this housing, with specific allocations for the main towns and villages. LPP1 also includes some strategic site allocations.
3. Local Plan Part 2 (LPP2): Site Allocations and Development Management Policies, is being prepared. The Council has already consulted on issues and options for LPP2 and Preferred Options version of LPP2. Work is taking place to prepare the Plan for the pre-submission consultation.
4. LPP2 will contain development management policies and, where necessary, site allocations to meet the requirements of LPP1. In a number of settlements, the LPP1 allocation has already been met and so there is no need for further allocations in LPP2. In a number of other areas, local town or parish councils are preparing neighbourhood plans to include the site allocations required to meet the LPP1 allocation. Therefore, LPP2 will only include housing site allocations for the town of Haslemere and the parish of Witley, which includes the villages of Milford and Witley. In addition, LPP2 will include site allocations for Gypsies and Travellers across the whole of Waverley Borough.
5. The work that the Council has commissioned supports the assessment of sites and the identification of the proposed allocations in Witley. Prior to the adoption of LPP1, Witley was washed over by the Green Belt but as a result of LPP1 the built-up parts of Milford and Witley were inset from the Green Belt. In addition, some land at Milford Golf Course was included in LPP1 as a Strategic Allocation and as such it was also removed from the Green Belt. It was also recognised that there would be the need to make further Green Belt releases around Milford and Witley to meet the LPP1 allocation. Therefore, following the recommendations of the 2014 Green Belt Review¹, some broad areas around Milford and Witley were identified in LPP1 as having potential for removal from the Green Belt. The intention was that the detailed changes to the Green Belt boundary would be made in LPP2.

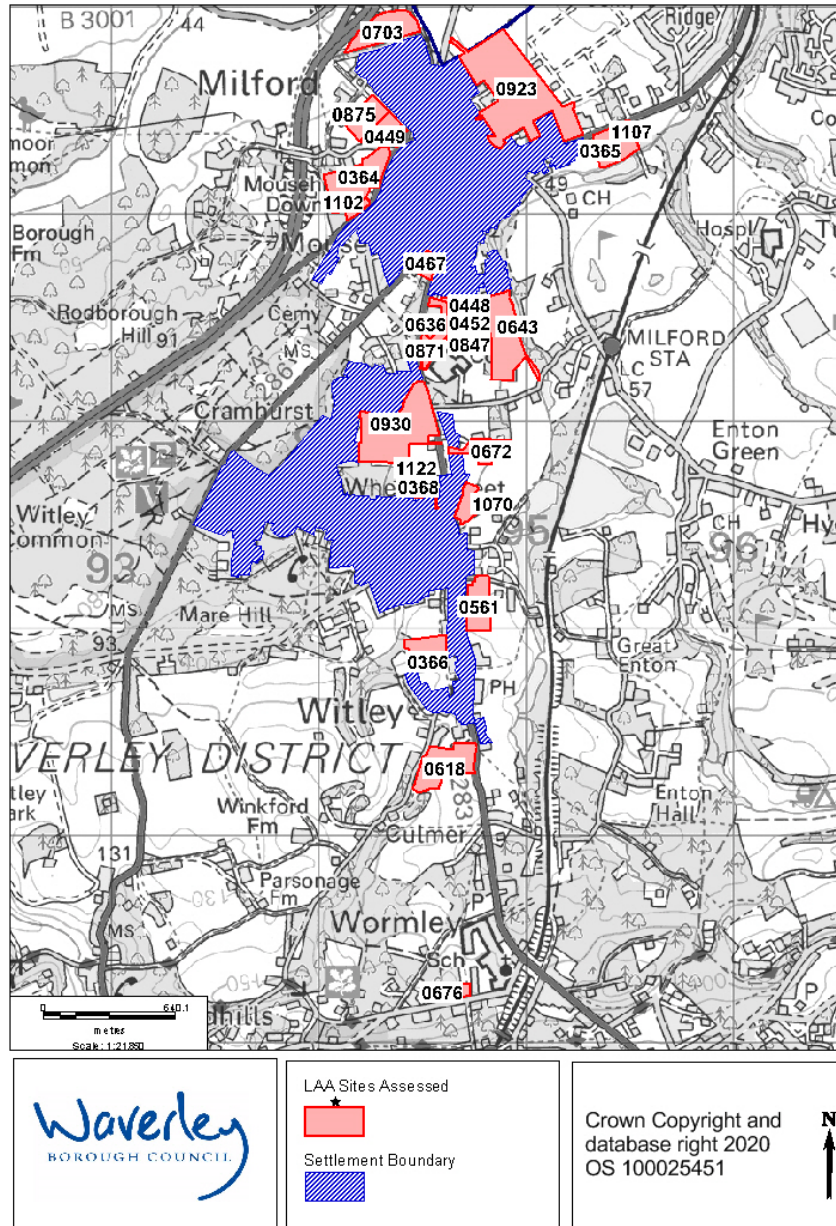
1.2 Scope of Work

6. There are a number of potential development sites around Milford and Witley that are currently in the Green Belt and that have been promoted to the Council for allocation in the Local Plan. The Council is reviewing these sites against a number of considerations (to be reported separately) and some would not be suitable for allocation for other reasons, for example, where they are close to the Wealden Heaths Special Protection Area (SPA). Others are considered to be unacceptable because they are not well connected to the existing settlement area. This leaves 24 sites in the Green Belt that are being considered in more detail. Figure 1.1 shows the location of these sites.
7. The 2014 Green Belt Review considered the contribution that segments of land around Waverley settlements (including Milford and Witley) made to the purposes of the Green Belt. This current

¹ Amec (2014) Waverley Borough Council: Green Belt Review - Part 1: Strategic Assessment of Green Belt Purposes & Part 2: Assessment of Areas of Search

Assessment considers how the specific sites identified contribute to Green Belt purposes and considers the potential impact that the development of these sites would have on the Green Belt. The intention is that the findings of this work will be considered alongside the assessment of relevant planning and other factors, to inform the final decision on site allocations.

Figure 1.1 Sites Assessed



8. Although LPP1 identifies some broad locations considered potentially suitable for Green Belt release, this study also considers some Green Belt sites outside these broad locations. This Report provides the Council with further relevant evidence to support the final decision on which site(s) should be proposed for allocation in LPP2.
9. Currently, it is estimated that, to meet the LPP1 allocation, it will be necessary for LPP2 to allocate a site or sites in Milford/Witley capable of delivering around 200 homes.

2. Green Belt Site Assessment Policy Context

2.1 Background

National Planning Policy

1. The purposes of Green Belts are well established and are set out in para. 134 of the NPPF as follows:
 - ▶ to check the unrestricted sprawl of large built-up areas;
 - ▶ to prevent neighbouring towns merging into one another;
 - ▶ to assist in safeguarding the countryside from encroachment;
 - ▶ to preserve the setting and special character of historic towns; and
 - ▶ to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
2. Whilst Green Belts contain areas of landscape and nature conservation value (noted in the NPPF at para. 141), these are subject to specific policies of their own, and the NPPF (para. 133) notes the two 'essential characteristics' of Green Belts as being their 'openness and their permanence'. Permanence is a planning consideration rather than a physical one. Nevertheless, it is recognised that there are benefits in using other features as Green Belt boundaries, where these are clearly defined on the ground and perform a physical and/or visual role in separating town and countryside. Although Green Belts might contain land which is of high quality and possibly recognised as a valued landscape, and land designated as being of nature conservation value, its purpose is not to protect such features but to keep land permanently open. Openness should not be confused with the landscape character of an area. The methodology (Section 2 below) defines the matter of openness further.
3. The NPPF advocates enhancement of Green Belts, stating (para. 141) that: "*local planning authorities should plan positively to enhance their beneficial use.*" Practically, this includes measures such as the provision of opportunities for access, outdoor sport and recreation, enhancing landscapes, visual amenity and biodiversity, and improving damaged and derelict land. The NPPF (para. 138) also requires local authorities, as part of the revision of Green Belt boundaries, to: "*set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.*"
4. Planning Practice Guidance (July 2019) offers advice on the determination of the likely effects through consideration of physical and visual openness (Table 2.1).

Table 2.1 Planning Practice Guidance July 2019: Impacts on Openness and Compensatory Improvements

<p>What factors can be taken into account when considering the potential impact of development on the openness of the Green Belt?</p> <p><i>Assessing the impact of a proposal on the openness of the Green Belt, where it is relevant to do so, requires a judgment based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in</i></p>	<p>How might plans set out ways in which the impact of removing land from the Green Belt can be offset by compensatory improvements?</p> <p><i>Where it has been demonstrated that it is necessary to release Green Belt land for development, strategic policy-making authorities should set out policies for compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land. These may be informed by supporting evidence of</i></p>	<p>How can the strategic policy-making authority ensure that compensatory improvements to the environmental quality and accessibility of the Green Belt will be secured?</p> <p><i>Identifying the scope for compensatory improvements is likely to require early engagement with landowners and other interest groups, once the areas of land necessary for release have been identified. Consideration will need to be given to:</i></p> <ul style="list-style-type: none"> • <i>land ownership, in relation to both land that is proposed to be released for</i>
--	--	---

<p>making this assessment. These include, but are not limited to:</p> <ul style="list-style-type: none"> • openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume; • the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and • the degree of activity likely to be generated, such as traffic generation. 	<p>landscape, biodiversity or recreational needs and opportunities including those set out in local strategies, and could for instance include:</p> <ul style="list-style-type: none"> • new or enhanced green infrastructure; • woodland planting; • landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal); • improvements to biodiversity, habitat connectivity and natural capital; • new or enhanced walking and cycle routes; and • improved access to new, enhanced or existing recreational and playing field provision. 	<p>development and that which may be most suitable for compensatory improvements for which contributions may be sought;</p> <ul style="list-style-type: none"> • the scope of works that would be needed to implement the identified improvements, such as new public rights of way, land remediation, natural capital enhancement or habitat creation and enhancement, and their implications for deliverability; • the appropriate use of conditions, section 106 obligations and the Community Infrastructure Levy, to secure the improvements where possible. Section 106 agreements could be used to secure long-term maintenance of sites.
--	---	--

Green Belt Case Law

5. Case law in respect of the application of Green Belt policy, in common with other areas of planning policy, is constantly evolving. The principal cases of relevance are summarised in Table 2.2, concerning:
- The need to judge both physical and visual aspects of openness in determining likely effect on and harm to the openness of the Green Belt.
 - The role of site visibility in influencing judgements on the effects of development on openness.
 - The treatment of the principle of ‘wider harm’.

Table 2.2 Recent Legal Cases Clarifying the Interpretation and Application of Green Belt Policy

Issue	Summary of Judgement	Implications for this Study
<p>The need to judge both physical and visual aspects of openness</p> <p><i>Samuel Smith Old Brewery (Tadcaster) Limited v North Yorkshire CC [2018] EWCA Civ 489</i></p>	<p>A realistic assessment will often have to include the likely perceived effects on openness, if any, as well as the spatial effects. Whether, in the individual circumstances of a particular case, there are likely to be visual as well as spatial effects on the openness of the Green Belt, and, if so, whether those effects are likely to be harmful or benign, will be for the decision-maker to judge. But the need for those judgments to be exercised is, in my view, inherent in the policy.</p> <p>There may be cases in which a proposed development in the Green Belt will have no harmful visual effects on the openness of the Green Belt. Indeed, there may be cases in which development will have no, or no additional, effect on the openness of the Green Belt, either visual or spatial. A good example might be development of the kind envisaged in the fourth category of development referred to in paragraph 90 of the NPPF – “the re-use of buildings provided that the buildings are of permanent and substantial construction”. But development for “mineral extraction” in the Green Belt, the category of development with which we are concerned, will often have long-lasting visual effects on the openness of the Green Belt, which may be partly or wholly repaired in the restoration phase – or may not. Whether the visual effects of a particular project of mineral working would be such as to harm the openness of the Green Belt is, classically, a matter of planning judgment.</p>	<p>Physical and visual aspects of openness must be considered in assessing the effects on and judgement on the degree of harm to the Green Belt.</p>
<p>The role of visibility in influencing judgements on openness</p>	<p>A lack of visibility did not, in itself, mean that there would be no loss of openness and “moreover, even a limited adverse impact on openness means that openness is not preserved”.</p>	<p>Site visibility, affected for example through screening, should not influence judgements on the</p>

Issue	Summary of Judgement	Implications for this Study
<p><i>Euro Garages Limited v SSCLG [2018] EWHC 1753 (Admin), Euro Garages Limited v SSCLG [2018] EWHC 1753 (Admin)</i></p>		<p>effects of development on openness.</p>
<p>The treatment of the principle of 'wider harm'</p> <p><i>Brown v. Ealing LBC [2018] EWCA Civ 556</i></p>	<p>Paragraph 88 of the current NPPF states: "When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless any potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations."</p> <p>Following <i>Redhill Aerodrome Ltd. v Secretary of State for Communities and Local Government</i> (Court of Appeal, 24 October 2014), it is well established that the expression "any other harm" does not just mean any other harm to the Green Belt but takes in non-Green Belt factors as well.</p> <p>"In principle, it is possible for a particular factor to be relevant, and to carry appropriate weight, in the consideration of more than one planning issue. It may serve to avoid or overcome or, at least, outweigh some real or potential planning harm, and it may also satisfy some planning need that would otherwise go unmet."</p>	<p>There are various local and strategic on and off-site matters, for example associated with recreational provision, to be taken into account in respect of determining the likely degree of harm resulting from development.</p>
<p>The interpretation of visual openness</p> <p><i>R on the Application of Samuel Smith Old Brewery (Tadcaster) & Ors v North Yorkshire County Council. Case Number: (2020) UKSC 3</i></p>	<p>Overtaking the Appeal Court ruling, the Supreme Court found that, on a true reading of the NPPF, the visual quality of a landscape is not in itself an essential part of the openness for which the green belt is protected. Lord Carnwath, who gave the court's judgment, noted that one of the primary objectives of green belt policy, since its inception, was "to prevent urban sprawl while keeping land permanently open".</p> <p>The reference to "openness" in paragraph 90 (or 146 in the 2019 NPPF), he added, "does not imply freedom from any form of development" and "is not necessarily a statement about the visual qualities of the land".</p> <p>Although visual impact may, in some cases, be relevant to the question of whether openness will be preserved, the weight to be given to it was "a matter of planning judgment, not law". The judge added: "Paragraph 90 shows that some forms of development, including mineral extraction, may in principle be appropriate and compatible with the concept of openness. "A large quarry may not be visually attractive whilst it lasts, but the minerals can only be extracted where they are found and the impact is temporary and subject to restoration. "Further, as a barrier to urban sprawl, a quarry may be regarded in green belt policy terms as no less effective than a stretch of agricultural land." There was, the judge ruled, no error in the planning officer's advice to councillors that, when considering the development's impact on openness they were not required to take into account its visual impact. There was nothing in paragraph 90 which expressly or impliedly rendered it mandatory for the councillors to take into account visual impact.</p> <p>The visual quality of landscape is not in itself an essential part of openness for which the green belt is protected. Openness is a counterpart of protecting against urban sprawl and is not necessarily a statement about the visual qualities of the land, nor does it imply freedom from all forms of development. By ruling that openness is not necessarily a statement about the visual qualities of the land and ruling that protecting openness does not imply freedom from all forms of development, the court has confirmed that 'not inappropriate' development can proceed.</p>	<p>Visual impact may, in some cases, be relevant to the question of whether openness will be preserved; the weight to be given to it is a matter of planning judgment.</p>

6. The implications of the latest Supreme Court judgement do not preclude the assessment of the visual quality of Green Belt land (i.e. its visual openness), leaving the degree to which it is considered and therefore a factor in decision making as a matter of planning judgement. Accordingly, the analysis in this

Report considers both visual and physical openness reflecting terminology and criteria set out in the Methodology (Section 3).

3. Site Assessment Methodology

3.1 Site Assessment

1. The appraisal of the sites has been undertaken through a combination of desk-based analysis and fieldwork. Desk-based analysis draws on the strategic assessment of Green Belt purposes and inspection of Ordnance Survey maps and aerial photography to determine the broad character of the sites and helps form initial judgements on the likely effects of development on openness and permanence.
2. Fieldwork helps to determine the precise character and quality of site boundaries, and judgements on the effect of development on openness (physical and visual). Inspection of sites was undertaken from public roads and footpaths only. In some cases, the nature of boundary vegetation restricted views into the sites. A 'view' of the site is therefore not always possible, although aerial photography and Streetview resources assist in making judgements.
3. The same grading approach to that used in the Strategic Assessment of Green Belt Purposes² (i.e. Limited/No Contribution – Contribution – Significant Contribution) is used to record and guide the judgement on the contribution to Green Belt purposes of each assessment site. This assessment of individual sites draws on the Strategic Assessment of Green Belt parcels and where the site is co-extensive with the strategic parcel, the analysis of the Strategic Assessment will be reproduced, otherwise the analysis is adapted to fit the site proposed, be this covering part of a parcel or multiple strategic parcels. Green Infrastructure and site landscaping matters which could accompany development are considered as part of the analysis of potential mitigation of site development. At the site scale, proposed site landscaping has been taken into account within the assessment of development impact. i.e. assessment of scheme proposal in terms of the character of the development, its footprint and proposals for site landscaping. The results of each site assessment are recorded on a proforma, and example of which is provided at Table 3.1 below.

Table 3.1 Site Assessment Proforma

Site X, Green Belt Parcel Y

Location Map and Aerial				
Site Description (land use, condition, degree of openness – visual and physical), boundary quality		XX		
		Visual Openness	Physical Openness	Boundary Quality
		XX	XX	XX
Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative			
To check the unrestricted sprawl of large built-up areas	<i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>			

² Amec (2014) Waverley Borough Council: Green Belt Review - Part 1: Strategic Assessment of Green Belt Purposes & Part 2: Assessment of Areas of Search

Green Belt Purpose	Contribution to Green Belt Purposes / Explanation
	Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To prevent neighbouring towns from merging into one another	<i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>
To assist in safeguarding the countryside from encroachment	<i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>
To preserve the setting and special character of historic towns	<i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>
Overall Assessment of Contribution to Green Belt Purposes	<i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>

Note: the fifth Green Belt test relating to the regeneration of brownfield lands has been excluded as this is a generalised purpose

- Table 3.2 sets out the criteria used to help guide professional judgement on the degree of visual and physical openness of land proposed for development as well as the quality of the boundaries which define the site.

Table 3.2 Criteria used in the Assessment of Visual and Physical Openness and Boundary Quality

Visual Openness	High	Clear, middle and long-distance views across the land.
	Mixed	Partially enclosed (e.g. by landform, vegetation or built form) but with views in/out.
	Low	Surrounded by vegetation and/or built form with limited or no views in or out
Physical Openness	High	No built form or very limited urbanising influences.
	Mixed	Some built form, but not a defining feature.
	Low	Existing development and urban influences a prominent, defining element.
Quality of Boundaries (permanence)	Strong	Prominent physical features (roads, railways, buildings/urban edge).
	Moderate	Less robust physical features (paths/tracks, watercourses, woodlands, hedgerows).
	Weak	No definable boundary on the ground.

3.2 Judgement of the Likely Effects of Development on the Green Belt






- The proforma in Table 3.3 below is used to summarise, in the light of the assessment of Green Belt purposes, the likely effect of development of assessment sites on the Green Belt and the potential for mitigation.

Table 3.3 Evaluation Template Relating to Site Development

Evaluation Question (adapted from: Calverton Parish Council v Nottingham City Council & Ors [2015] EWHC 1078 (Admin) (21 April 2015))	Assessment
What is the nature and extent of the harm to the Green Belt arising from site development	Narrative stating the likely degree of harm to the Green Belt as: significant, moderate or limited (and combinations thereof), reflecting the meeting of Green Belt purposes of the site and the strategic parcel(s) affected, the likely impact of development on the openness and permanence of the site and surrounding Green Belt, along with the consideration of traffic generation and the duration of development.
To what extent could the impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Narrative reflecting opportunities and proposals to employ measures such as landscaping to mitigate the immediate impacts of development on openness and permanence.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent?	Narrative based on the site-specific context, reflecting existing boundary quality and openness.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	Narrative, reflecting the relationship of the site with its wider Green Belt context, including consideration of the likely effect on visual openness.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Narrative based on the above assessment.

6. The likely degree of harm to the Green Belt arising from its development is summarised by a five-point scale and assessment criteria set out in Table 3.4, reflecting the application of professional judgement in the light of the likely effects of development on Green Belt purposes, its openness (visual and physical) and permanence (i.e. the quality of boundaries which currently contain development or might do so).

Table 3.4 Degree of Harm to the Green Belt arising from Development and Assessment Criteria

Degree of Harm to the Green Belt	Assessment Criteria
 Significant	Clear adverse effects of development on physical and/or visual openness and permanence which is unlikely to be able to be successfully mitigated.
 Moderate to Significant	Adverse effects of development on physical and/or visual openness and permanence with potential opportunities for mitigation.
 Moderate	Mixed effects of development on physical and/or visual openness and permanence with opportunities for mitigation.
 Moderate to Limited	Lesser effects of development on physical and/or visual openness or permanence, with clear opportunities for mitigation.
 Limited	No discernible effect of development on physical and/or visual openness and permanence.

3.3 Mitigation of Harm to the Green Belt and Enhancement of Beneficial Use

7. The degree of harm which is likely to arise as a result of development can, in principle, be mitigated to some degree through, for example, detailed site masterplanning proposals. Site landscaping is likely to address some of the visual effects of development such as through boundary planting/screening which would interrupt immediate views of built development from various viewpoints. Separate Landscape and Visual Impact Assessments (LVIA) should be carried out to determine the precise nature of these effects.
8. More widely, the NPPF (2019, para. 138) requires the consideration of the wider effects of development and the opportunities for enhancement as follows:

"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. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land."

9. The requirements of the NPPF are expanded in Planning Practice Guidance (July 2019) which sets out the following advice:

How might plans set out ways in which the impact of removing land from the Green Belt can be offset by compensatory improvements?

Where it has been demonstrated that it is necessary to release Green Belt land for development, strategic policy-making authorities should set out policies for compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land. These may be informed by supporting evidence of landscape, biodiversity or recreational needs and opportunities including those set out in local strategies, and could for instance include:

- *new or enhanced green infrastructure;*
- *woodland planting;*
- *landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);*
- *improvements to biodiversity, habitat connectivity and natural capital;*
- *new or enhanced walking and cycle routes; and*
- *improved access to new, enhanced or existing recreational and playing field provision.*

Paragraph: 002 Reference ID: 64-002-20190722, Revision date: 22 07 2019

10. In respect of Green Belt loss to site development mitigation should be centred on the enhancement of adjoining Green Belt land such that its form and function is strengthened, in turn helping to compensate for the loss of openness (physical and visual) to development (and more widely urbanisation).
11. Part of the judgement of the degree of harm associated with development is the likely effect on the functioning of the wider Green Belt through, for example, the breaching of a strong boundary feature such as a road or river which in turn might compromise the role of Green Belt in containing further development.
12. Enhancement of the beneficial use of adjacent Green Belt land can strengthen its role in preserving a sense of physical (and perhaps visual) openness, through reinforcing landscape elements such as tree and hedgerow belts, the management of open grassland and opening land to informal access of various kinds.

13. In defining harm to remaining Green Belt land, loss of openness is the principal consideration, such as through the breaching of a physical barrier, increased containment, or severance from adjoining Green Belt. Such direct harm can be mitigated to some degree. Table 3.5 sets out examples of generic measures which could be employed in specific localities. The extent to which individual measures (and combinations thereof) are appropriate depends upon the site-specific context.

Table 3.5 Approaches to the Mitigation of Harm to the Green Belt and Enhancement of Beneficial Use

Landscape Measure	Application & Benefits
Landscaping to integrate a new Green Belt boundary to an existing edge to maximise consistency.	Maintains the separation between urban and open land, helping to minimise the impact of breaches in such boundaries or strengthen weak boundaries thereby creating greater definition.
Strengthen boundary features at weak points, particularly where breached by roads.	Reduces opportunities for localised sprawl by helping to help to strengthen settlement-edge function and gateways to settlements in particular.
Define Green Belt edges using strong, natural elements which form a visual barrier.	Reduces the perception of urbanisation and screening intrusive elements such as roads., reducing detrimental effects on local amenity.
Creation of permeable edges using building density, height, massing and landscaping to create a clear transition from urban to rural.	Reduces the perception of urbanisation and incoherent urban edges.
Attention to the management of landscape elements (such as hedgerows and tree belts) which contribute to boundary definition.	Ensures permanence through maintaining the robustness and therefore function of boundaries.
Design road infrastructure to limit the perception of urbanisation associated with new development.	Reduces the perception of urbanisation caused by increased levels of activity.
Use sustainable drainage features to define/enhance the separation between urban areas and countryside.	Strengthens the separation between urban and open land, SUDS features often acting as significant boundary features/zones.

Source: adapted from the Oxfordshire Green Belt Study, 2015

14. As a general rule, these measures can be used at both a site-specific scale to ameliorate local impacts and as part of a wider strategic intervention which addresses the cumulative loss of significant areas of Green Belt (and other biodiversity, heritage, recreation and landscape assets) through a Green Infrastructure Strategy.
15. Where a direct connection can be determined between the loss of Green Belt, this is identified in the assessment. However, such site-specific mitigation is always placed within a wider context of strategic Green Infrastructure provision.



4. Study Results and Recommendations

1. Appendix A sets out the appraisals of the sites, the conclusions of which are summarised in Table 4.2 below. From Table 4.2 and based on the likely degree of harm which is likely to result from development, the following sites which are judged to result in Moderate to Limited or Limited harm to the Green Belt are recommended to be taken forward for further consideration against planning criteria to determine their suitability. This 'shortlist' from the 20 sites assessed reflects the lesser inherent degree of harm resulting from the potential development of these sites combined with the potential for mitigation, compared to sites judged to result in Moderate, Moderate to Significant and Significant harm.

- **Site 0676 - land to the north of Brook Road, Wormley**

Development of this site is judged to result in Limited harm to the Green Belt, reflecting the size, current use and bounded character of the site. Site re-development would not be incongruous with the wider built character of the area although attention would need to be paid to development density.

- **Site 0368 - land to the north of Wheeler Lane, Witley**

The harm to the Green Belt arising from the development of this site is judged to be Moderate to Limited, reflecting the extension of the built edge of Witley into open land, and the absence of substantial boundaries which might contain development. Development would leave an enclosed area of Green Belt to the east with a diminished role.

- **Site 1122 - land to the north of Wheeler Lane, Witley**

The harm to the Green Belt arising from the development of this site is judged to be Moderate to Limited, reflecting the extension of the built edge of Witley into open land, and the absence of substantial boundaries which might contain development. However, there is a high degree of visual containment by dense woodland to the north. Development would leave an enclosed area of Green Belt to the east with a diminished role.

- **Site 0467 - land between Haslemere Road and Petworth Road, Milford**

The harm to the openness and permanence of the Green Belt is judged to be Limited reflecting the clearly bounded nature of the site and its relationship with existing development to the north and east. Appropriate boundary treatment would help to mitigate any visual impacts.

- **Site 0449 - land between Lower Moushill Lane and Old Elstead Road, Milford**

Development would compromise openness and permanence through the introduction of higher density built form into an area of low density dwellings. Visual openness is low due to dense tree cover associated with what appears to be part of a residential curtilage but this could be maintained along with the establishment of a substantial external boundary. The consequent harm to the Green Belt is judged to be Moderate to Limited.

- **Site 0703 - land between Manor Fields and the A3 Milford Bypass, Milford**

The degree of harm to the Green Belt arising from the development of this site is judged to be Limited, reflecting its limited role in maintaining openness in the context of being largely isolated from the wider Green Belt. Landscaping would provide appropriate mitigation.






- **Site 0923 - land between Portsmouth Road and Chapel Lane (Secretts Garden Centre), Milford**

The harm to the Green Belt is judged to be Moderate to Limited, reflecting the partly developed character of the site which compromises physical and visual openness and which not be substantially altered by residential development, proximity to the developed edge of Milford and

the opportunity to create an outer edge to the built extent of the village in this location. Particular attention to the outer boundaries of any development would be required in order to create a substantive limit to ensure physical containment and thus permanence.

2. Those sites which have not been taken forward demonstrate a relatively high degree of intrusion physically and visually into open land which would compromise the function of the Green Belt in that locality. These sites therefore perform relatively poorly in Green Belt terms against those sites recommended for further consideration by the Council.
3. The opportunities for the mitigation of the impacts of development are taken into account in the assessment, including boundary treatment which could help to address issues of permanence.
4. The assessment takes account of the receiving environment and the likely effect on the surrounding Green Belt of introducing medium-density residential development (30 – 40dph). However, no account has been taken in the assessment of the wider planning issues of potential site capacity, access issues, detailed landscape and visual impacts, traffic generation, service provision, heritage and biodiversity. These are matters which require detailed scrutiny as part of a wider evaluation of sites.

Table 4.1 Summary of the Likely Degree of Harm to the Green Belt Arising from Development and Recommendations for Further Consideration

Degree of Harm to the Green Belt	Assessment Criteria	
	Significant	Clear adverse effects of development on physical and/or visual openness and permanence which are unlikely to be able to be successfully mitigated.
	Moderate to Significant	Adverse effects of development on physical and/or visual openness and permanence with potential opportunities for mitigation.
	Moderate	Mixed effects of development on physical and/or visual openness and permanence with opportunities for mitigation.
	Moderate to Limited	Lesser effects of development on physical and/or visual openness or permanence, with clear opportunities for mitigation.
	Limited	No discernible effect of development on physical and/or visual openness and permanence.

Site	Overall Contribution to the Green Belt	Physical Openness	Visual Openness	Boundary Quality	Likely Degree of Harm to the Green Belt	Recommended for further consideration against other planning criteria
Site 0676 - land to the north of Brook Road, Wormley	No Contribution	Low – site is residential	Low – views across are limited to the frontage	High – residential curtilage	Development of this site is judged to result in Limited harm to the Green Belt, reflecting the size, current use and bounded character of the site. Site re-development would not be incongruous with the wider built character of the area although attention would need to be paid to development density.	Yes
Site 0618 - land between Petworth Road and Church Lane, Witley	Significant Contribution	High – no built development	High – views across the site from Petworth Road and peripheral PRoW	Mixed – insubstantial southern boundary	Development is judged to result in Significant harm to the Green Belt, reflecting intrusion into open countryside, physically and visually, compromising the Witley Conservation Area with the site defined by an insubstantial southern boundary which cannot guarantee permanence.	No

Site	Overall Contribution to the Green Belt	Physical Openness	Visual Openness	Boundary Quality	Likely Degree of Harm to the Green Belt	Recommended for further consideration against other planning criteria
Site 0366 - land to the west of George Eliot Close, Witley	Contribution	High – no built development	Low to Mixed – visually enclosed	Mixed – insubstantial external boundaries	The harm to the Green Belt arising from the development of this site is judged to be Moderate, reflecting the intrusion of built development from the current well-defined edge of Milford into wider open land. Whilst the site appears to be reasonably well contained visually, the quality of the boundaries is mixed with no guarantee of permanence. In addition, development would begin to fragment the Green Belt in this location	No
Site 0561 - land to the east of Petworth Road, south of Mill Lane, Witley	Significant Contribution	High – no built development	Mixed – some visual containment	Mixed – insubstantial external boundaries	Development of the site is judged to result in Significant harm to the Green Belt, reflecting the intrusion of development into open land which is unbounded to the east and south and would represent further sprawl along the Petworth Road and the removal of the northern context for the Witley Conservation Area. The development would be difficult to mitigate and would place the wider Green Belt in this locality at risk from development because of fragmentation.	No
Site 0368 - land to the north of Wheeler Lane, Witley	Contribution	Low to Mixed – structures of varying permanence across the site	Low to Mixed – visually enclosed within and across	Mixed – insubstantial external boundaries	The harm to the Green Belt arising from the development of this site is judged to be Moderate to Limited, reflecting the extension of the built edge of Witley into open land, and the absence of substantial boundaries which might contain development. Development would leave an enclosed area of Green Belt to the east with a diminished role.	Yes
Site 1122 - land to the north of Wheeler Lane, Witley	Contribution	Low to Mixed – structures of varying	Low to Mixed – visually enclosed within and across	Mixed – insubstantial	The harm to the Green Belt arising from the development of this site is judged to be Moderate to Limited, reflecting the extension of the built edge of Witley into open land, and the absence of	Yes

Site	Overall Contribution to the Green Belt	Physical Openness	Visual Openness	Boundary Quality	Likely Degree of Harm to the Green Belt	Recommended for further consideration against other planning criteria
		permanence across the site		external boundaries	substantial boundaries which might contain development. However, there is a high degree of visual containment by dense woodland to the west and north. Development would leave an enclosed area of Green Belt to the east with a diminished role.	
Site 0672 - land to the east of Petworth Road, Wheelerstreet, Witley	Contribution	High – no built development	Low to Mixed – visually enclosed within and across	Mixed – insubstantial external boundaries	Notwithstanding the presence of the recycling centre immediately to the north, the introduction of development would have impacts on physical and visual openness which are judged to be Moderate in nature. The development footprint of the site is clear although its boundaries are not substantial raising issues of long-term permanence and potential development pressures on the adjoining Green Belt.	No
Site 0930 - land to the west of Petworth Road, Cramhurst, Witley	Contribution	High - no built development	Low to Mixed – visually enclosed within and across	Mixed – insubstantial external boundaries to the south	Harm to the Green Belt is judged to be Moderate reflecting the largely bounded nature of the site which is part of wider enclosed open land balanced by the harm to visual and physical openness and the removal of the role of Green Belt to the south.	No
Site 0871 - land to the east of Petworth Road, north of Rodborough School, Milford	Contribution	High to Mixed – limited built development	Low to Mixed – visually enclosed within and across	Mixed – insubstantial external boundaries	The degree of harm resulting from the development of these sites is judged to be Moderate, reflecting their removal of Green Belt functions of preventing localised sprawl, merger and encroachment, and reducing both physical and visual openness. The absence of strong boundaries would compromise long term permanence.	No

Site	Overall Contribution to the Green Belt	Physical Openness	Visual Openness	Boundary Quality	Likely Degree of Harm to the Green Belt	Recommended for further consideration against other planning criteria
Site 0847 – land to the east of Petworth Road, north of Rodborough School, Milford	Contribution	High to Mixed – limited built development	Low to Mixed – visually enclosed within and across	Mixed – insubstantial external boundaries	The degree of harm resulting from the development of these sites is judged to be Moderate, reflecting their removal of Green Belt functions of preventing localised sprawl, merger and encroachment, and reducing both physical and visual openness. The absence of strong boundaries would compromise long term permanence.	No
Site 0636 - land to the east of Petworth Road, north of Rodborough School, Milford	Contribution	High to Mixed – limited built development	Low to Mixed – visually enclosed within and across	Mixed – insubstantial external boundaries	The degree of harm resulting from the development of these sites is judged to be Moderate, reflecting their removal of Green Belt functions of preventing localised sprawl, merger and encroachment, and reducing both physical and visual openness. The absence of strong boundaries would compromise long term permanence.	No
Site 0452 - land to the east of Petworth Road, north of Rodborough School, Milford	Contribution	High to Mixed – limited built development	Low to Mixed – visually enclosed within and across	Mixed – insubstantial external boundaries	The degree of harm resulting from the development of these sites is judged to be Moderate, reflecting their removal of Green Belt functions of preventing localised sprawl, merger and encroachment, and reducing both physical and visual openness. The absence of strong boundaries would compromise long term permanence.	No
Site 0448 - land to the east of Petworth Road, north of Rodborough School, Milford	Contribution	High to Mixed – limited built development	Low to Mixed – visually enclosed within and across	Mixed – insubstantial external boundaries	The degree of harm resulting from the development of these sites is judged to be Moderate, reflecting their removal of Green Belt functions of preventing localised sprawl, merger and encroachment, and reducing both physical and visual openness. The absence of strong boundaries would compromise long term permanence.	No

Site	Overall Contribution to the Green Belt	Physical Openness	Visual Openness	Boundary Quality	Likely Degree of Harm to the Green Belt	Recommended for further consideration against other planning criteria
Site 0643 - land between Busdens Lane and Rake Lane, Milford	Contribution	High – no built development	Mixed – enclosed by dense woodland	Mixed to Low – unbounded to the east, west and south	The harm to the Green Belt arising from the development of this site is judged to be Moderate to Significant, reflecting the effect on the Green Belt in protecting the countryside from sprawl and encroachment in this location and largely unbounded character of the site which cannot ensure permanence. Whilst the site is largely visually enclosed, both physical and visual openness of the site and adjacent land would be harmed.	No
Site 0467 - land between Haslemere Road and Petworth Road, Milford	Limited Contribution	Mixed – some built development present	Mixed – some views into and within	High – clear external boundaries	The harm to the openness and permanence of the Green Belt is judged to be Limited reflecting the clearly bounded nature of the site and its relationship with existing development to the north and east. Appropriate boundary treatment would help to mitigate any visual impacts.	Yes
Site 0364 - land between Portsmouth Road and Lower Moushill Lane, Milford	Contribution	Mixed – some built development present	Mixed – some views into and within	Mixed – insubstantial external boundaries	Development would cause both openness and permanence to be compromised with potential pressure put on sub-divided land. The consequent harm to the Green Belt is judged to be Moderate.	No
Site 0449 - land between Lower Moushill Lane and Old Elstead Road, Milford	Contribution	Mixed to high – some built development present	Mixed to low – some views within	Mixed to high – insubstantial external boundary	Development would compromise openness and permanence through the introduction of higher density built form into an area of low density dwellings. Visual openness is low due to dense tree cover associated with what appears to be part of a residential curtilage but this could be maintained along with the establishment of a substantial external boundary. The consequent harm to the Green Belt is judged to be Moderate to Limited.	Yes

Site	Overall Contribution to the Green Belt	Physical Openness	Visual Openness	Boundary Quality	Likely Degree of Harm to the Green Belt	Recommended for further consideration against other planning criteria
Site 0875 - land between Lower Moushill Lane and Old Elstead Road, Milford	Contribution	High – no built development	High to mixed – visually enclosed, glimpsed views across	Mixed, with in an insubstantial boundary	Development would introduce character untypical of this immediate locality and therefore an incongruous intrusion into an area washed over by Green Belt. Openness and permanence would be compromised with potential pressure put on sub-divided land. The consequent harm to the Green Belt is judged to be Moderate.	No
Site 0703 - land between Manor Fields and the A3 Milford Bypass, Milford	Limited	High – no built development	High – views across	High – strongly enclosed by settlement edge and road infrastructure	The degree of harm to the Green Belt arising from the development of this site is judged to be Limited, reflecting its limited role in maintaining openness in the context of being largely isolated from the wider Green Belt. Landscaping would provide appropriate mitigation.	Yes
Site 0923 - land between Portsmouth Road and Chapel Lane (Secretts Garden Centre), Milford	Contribution	Mixed – site is 50% developed	Mixed – limited views into and within the site	Mixed – insubstantial external boundaries	The harm to the Green Belt is judged to be Moderate to Limited, reflecting the partly developed character of the site which compromises physical and visual openness and which not be substantially altered by residential development, proximity to the developed edge of Milford and the opportunity to create an outer edge to the built extent of the village in this location. Particular attention to the outer boundaries of any development would be required in order to create a substantive limit to ensure physical containment and thus permanence.	Yes
Site 0365 - land to the south of Portsmouth Road, Milford	Contribution	Mixed to High - site contains residential development	Mixed to high – some views into and within the site	Mixed – insubstantial external boundaries	The harm to the Green Belt is judged to be Moderate to Significant, reflecting the introduction of built development into open land. Although partly developed, the extension and intensification of development would reinforce sprawl along the	No

Site	Overall Contribution to the Green Belt	Physical Openness	Visual Openness	Boundary Quality	Likely Degree of Harm to the Green Belt	Recommended for further consideration against other planning criteria
					A3100, compromising the openness and permanence of the Green Belt.	
Site 1107 - land to the south of Portsmouth Road, Milford	Contribution	High – open field	Mixed to high – some views into the site; views across the site	Mixed – insubstantial external boundaries	The harm to the Green Belt is judged to be Moderate, reflecting the introduction of built development into open land which would reinforce sprawl along the A3100, compromising the openness and permanence of the Green Belt.	No
Site 1070 – land to the east of Petworth Road, Wheelerstreet, Witley	Contribution	Mixed to High - site contains residential development	Low – extensive mature boundary vegetation	Mixed – mature but insubstantial external boundaries	Although in residential use, the size and largely physically open character of the site means that it forms a buffer between the open countryside to the east and the medium density residential environment of Milford across the Petworth Road. To some degree, development would represent infilling of development arranged to the east of Petworth Road, but the size of the site means that there would be a clear eastward extension of the footprint of Milford (Wheelerstreet). The development footprint of the site is clear although its boundaries are not substantial raising issues of long-term permanence and potential development pressures on the adjoining Green Belt. In light of the above, the introduction of low to medium density development would have impacts on physical openness and permanence which are judged to be Moderate to Significant in nature, with lesser effects on visual openness given the extensive screening of the site.	No
Site 1102 – land at, and to the west of, West Cottage,	Contribution	High – no built development	Mixed – filtered views inward from the Portsmouth	Mixed - mature boundary vegetation; part	Development would result in both openness and permanence to be compromised with potential pressure put on adjacent land	No

Site	Overall Contribution to the Green Belt	Physical Openness	Visual Openness	Boundary Quality	Likely Degree of Harm to the Green Belt	Recommended for further consideration against other planning criteria
Portsmouth Road, Milford			Road and PRoW to the west	bounded by the Portsmouth Road	following adjustment of the Green Belt boundary. The consequent harm to the Green Belt is judged to be Moderate.	

Appendix A

Site Assessments

Site 0676 - land to the north of Brook Road, Wormley

Site 0618 - land between Petworth Road and Church Lane, Witley

Site 0366 - land to the west of George Eliot Close, Witley

Site 0561 - land to the east of Petworth Road, south of Mill Lane, Witley

Site 0368 - land to the north of Wheeler Lane, Witley

Site 1122 - land to the north of Wheeler Lane, Witley

Site 0672 - land to the east of Petworth Road, Wheelerstreet, Witley

Site 0930 - land to the west of Petworth Road, Cramhurst, Witley

Site 0871 - land to the east of Petworth Road, north of Rodborough School, Milford

Site 0847 – land to the east of Petworth Road, north of Rodborough School, Milford

Site 0636 - land to the east of Petworth Road, north of Rodborough School, Milford

Site 0452 - land to the east of Petworth Road, north of Rodborough School, Milford

Site 0448 - land to the east of Petworth Road, north of Rodborough School, Milford

Site 0643 - land between Busdens Lane and Rake Lane, Milford

Site 0467 - land between Haslemere Road and Petworth Road, Milford

Site 0364 - land between Portsmouth Road and Lower Moushill Lane, Milford

Site 0449 - land between Lower Moushill Lane and Old Elstead Road, Milford

Site 0875 - land between Lower Moushill Lane and Old Elstead Road, Milford

Site 0703 - land between Manor Fields and the A3 Milford Bypass, Milford

Site 0923 - land between Portsmouth Road and Chapel Lane (Secretts Garden Centre), Milford

Site 0365 - land to the south of Portsmouth Road, Milford

Site 1107 - land to the south of Portsmouth Road, Milford

Site 1070 - land to the east of the Petworth Road, Wheelerstreet, Witley

Site 1102 - land to the west of West Cottage, Portsmouth Road, Milford



Site 0676 - land to the north of Brook Road, Wormley

Site Description, Physical and Visual Openness and Boundary Quality

Land occupied by four semi-detached dwellings of similar style and scale to properties along Brook Road. Physical and visual openness are low, being developed as a residential dwellings, adjacent to Brook Road (defined by a hedge), a PRow to the east (defined by a hedge) and to the west Bridewell Close (defined by a wooden fence) and with substantial boundary planting associated with their rear curtilage. The site is part of a generally low-density residential context although there are various higher density pockets such as Franklin Court immediately to the north of site. Green Belt washes over the whole area and there is no defined settlement boundary.





Contribution to the Green Belt

Green Belt Purpose	Assessment Questions	Assessment Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas	<i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	No Contribution – the size, location and developed character of the site means that sprawl would not occur.
To prevent neighbouring towns from merging into one another	<i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	No Contribution – the site does not lie between settlements.
To assist in safeguarding the countryside from encroachment	<i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	No Contribution – the site does not abut open countryside.
To preserve the setting and special character of historic towns	<i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	No Contribution – the site is not physically or visually connected to a Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes	<i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	No Contribution – despite the site being washed over by Green Belt, its does not contribute to Green Belt purposes locally or strategically.

Assessment of the Degree of Harm Associated with Development of the Site

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt arising from site development?	Reflecting the current residential use of the site and its enclosed character, harm to the Green Belt arising from development is judged to be Limited. Development would not be incongruous with existing and surrounding development.
To what extent could the impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	The site is washed over by Green Belt and attention would need to be paid to development density to ensure wider character is not compromised.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent?	The site is in residential use with clearly defined boundaries.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The wider Green Belt would continue to protect the broad quality of openness in this locality.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of this site is judged to result in Limited harm to the Green Belt, reflecting the size, current use and bounded character of the site. Site re-development would not be incongruous with the wider built character of the area although attention would need to be paid to development density.



Site 0618 - land between Petworth Road and Church Lane, Witley

A field under rough grazing, immediately to the south of the built edge of Witley. There are several large detached properties in substantial grounds between the settlement boundary and the site, with open fields to the south and west and sports pitches across Petworth Road to the east. Boundaries are formed by residential properties immediately to the north, Petworth Road to the east, Church Lane to the west and a hedgerow of varying strength to the south. The site is washed over by Green Belt and the defined settlement boundary of Witley runs to the north immediately to the south of Witley Infant School. The site slopes upwards 30m from Petworth Road with high physical openness (containing no built development) and visual openness as viewed from Petworth Road (and other vantage points to the east). Church Lane is a sunken lane with no immediate views available eastwards, although a PRoW runs immediately parallel to Church Lane from which there are extensive views eastwards and southwards across open countryside.





Contribution to the Green Belt

Green Belt Purpose	Assessment Questions	Assessment Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas	<i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Significant Contribution – development would represent localised sprawl southwards along the Petworth Road into open countryside.
To prevent neighbouring towns from merging into one another	<i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	No Contribution – the site is not located between settlements.
To assist in safeguarding the countryside from encroachment	<i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Contribution – the site contains the southern built edge of Witley, beyond which is expansive open countryside.
To preserve the setting and special character of historic towns	<i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	Significant Contribution – the site abuts the southern boundary of the Witley Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes	<i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	Significant Contribution – the site plays a locally important role in containing the southern built edge of Witley, protecting the open countryside to the south from intrusion by built development, and forming part

Green Belt Purpose	Assessment Questions	Assessment Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
		of the southerly context for the Witley Conservation Area.

Assessment of the Degree of Harm Associated with Development of the Site

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt arising from site development?	Development of the site would be an intrusion into open countryside, creating localised sprawl along the Petworth Road and constituting encroachment into open countryside, potentially unchecked by an insubstantial southern boundary.
To what extent could the impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	The effects on the Green Belt could not be ameliorated.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent?	The site is bounded on three sides by roads and property boundaries but the southern boundary is formed by a hedgerow. This is not a substantive boundary that would ensure permanence.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The wider Green Belt would continue to serve its purposes of preventing encroachment into open countryside, but would be compromised, isolating Green Belt immediately to the north which washes over large detached properties in extensive grounds.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development is judged to result in Significant harm to the Green Belt, reflecting the intrusion into open countryside, physically and visually, compromising the Witley Conservation Area, with the site defined by an insubstantial southern boundary which cannot guarantee permanence.

Site 0366 - land to the west of George Eliot Close, Witley

A field in use as rough grazing immediately to the west of residential development at George Eliot Close. There are sports pitches to the north and mixed woodland/rough grazing to the west and south. Site boundaries are reasonably clear, comprising hedgelines and woodland edges, although dense vegetation obscures their exact line to the west and south west. These boundaries do not include substantive physical features. Physical openness is high with no built development on site, whilst visual openness is mixed with views across from a PRow which runs along the eastern boundary of the site, although the site is enclosed by dense boundary vegetation to the west and south which impedes any views in from residential properties to the southwest, west and northwest. The site is washed over by Green Belt and adjacent to the defined settlement boundary of Witley which forms the easterly boundary of the site.





Contribution to the Green Belt

Green Belt Purpose	Assessment Questions	Assessment Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas	<i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Contribution – the Green Belt helps to contain the built edge of Witley immediately to the east of the site.
To prevent neighbouring towns from merging into one another	<i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	No Contribution – the site is not located between settlements.



Green Belt Purpose	Assessment Questions	Assessment Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To assist in safeguarding the countryside from encroachment	<i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Contribution – the site, in combination with adjacent Green Belt, is part of open land to the southwest of Witley.
To preserve the setting and special character of historic towns	<i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	No Contribution – the site does not have a physical or visual relationship with a Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes	<i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	Contribution – the site is part of wider land which protects the openness of the Green Belt in this location.

Assessment of the Degree of Harm Associated with Development of the Site

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt arising from site development?	Development of the site would result in intrusion into the openness of the Green Belt in this location, resulting in Moderate harm. The site is generally visually enclosed, and bounded by the built edge of Witley, and wooded edges to the west and south. The boundary between the site sports fields to the north is less substantial.
To what extent could the impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Further on-site planting would help to ameliorate visual intrusion.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent?	Boundary quality is variable and apart from the built edge of Witley none of the boundaries are substantive.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The Green Belt to the north, west and south would continue to protect the openness of the land in this location, being part of the wider land to the southwest of Witley. However, development would begin to fragment the current continuity of the Green Belt, being washed over a diversity of development in the locality.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	The harm to the Green Belt arising from the development of this site is judged to be Moderate, reflecting the intrusion of built development from the current well-defined edge of Milford into wider open land. Whilst the site appears to be reasonably well contained visually, the quality of the boundaries is mixed with no guarantee of permanence. In addition, development would begin to fragment the Green Belt in this location.



Site 0561 - land to the east of Petworth Road, south of Mill Lane, Witley

A field in grazing use immediately to the east of Petworth Road, south of Mill Lane. These roads, along with a property boundary in the northeast corner, form substantive boundaries, those to the east and south being post-and-wire, the eastern boundary also marked by an intermittent line of trees. Physical openness is high with no structures on site and visual openness is mixed with intermittent views across from Petworth Road and Mill Lane. The site and adjacent land are washed over by Green Belt and lies outside the settlement boundary of Witley demarcated by the Petworth Road and Mill Lane (in part).





Contribution to the Green Belt

Green Belt Purpose	Assessment Questions	Assessment Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas	<i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Significant Contribution – the Green Belt to the east of the Petworth Road prevents additional sprawl which would extend Witley into open countryside.
To prevent neighbouring towns from merging into one another	<i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Ni Contribution – the site does not lie between settlements.



Green Belt Purpose	Assessment Questions	Assessment Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To assist in safeguarding the countryside from encroachment	<i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Contribution – although part of land which is part of the immediate context of Witley, the site has a character which is part of the wider open countryside to the east.
To preserve the setting and special character of historic towns	<i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	Significant Contribution – the land physically and visually forms the northern context for the Witley Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes	<i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	Significant Contribution – the Green Belt in this location prevents sprawl along the Petworth Road, encroachment into open countryside and protects the setting of part of the Witley Conservation Area.

Assessment of the Degree of Harm Associated with Development of the Site

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt arising from site development?	There would be Significant harm to the Green Belt arising from development of this site, reflecting the high physical openness, mixed visual openness and unbounded south and eastern boundaries which will not ensure permanence.
To what extent could the impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	On site landscaping could ameliorate visual impact to an extent, otherwise development cannot be mitigated.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent?	There are no substantive features on the eastern and southern boundaries.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site’s development?	The Green Belt to the south and east of the site would continue in its function but potentially be compromised through fragmentation.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of the site is judged to result in Significant harm to the Green Belt, reflecting the intrusion of development into open land which is unbounded to the east and south and would represent further sprawl along the Petworth Road and the removal of the northern context for the Witley Conservation Area. The development would be difficult to mitigate and would place the wider Green Belt in this locality at risk from development because of fragmentation.



Site 0368 - land to the north of Wheeler Lane, Witley

Land use currently comprises a former plant nursery. Physical and visual openness are low to mixed, reflecting the presence of an array of structures on the site (varying in size and permanence) and the degree of enclosure of the site. Boundary quality is mixed; the site is set back from Wheeler Lane and Petworth Road and bounded by property boundaries to the south and east and dense woodland to the north and northwest. There is a limited visual relationship with the adjacent undeveloped Green Belt to the west and north. The site is washed over by Green Belt and outside the defined settlement boundary of Witley which forms the southern boundary to the site. An area of Green Belt comprising garden land exists between the site and the settlement boundary to the east. The boundary quality of the site is mixed, defined by residential property boundaries to the south and east, with field boundaries and woodland edges to the west and north. Development has commenced on the southern part of the site.



NO PHOTOGRAPHIC VIEWPOINTS AVAILABLE
Contribution to the Green Belt



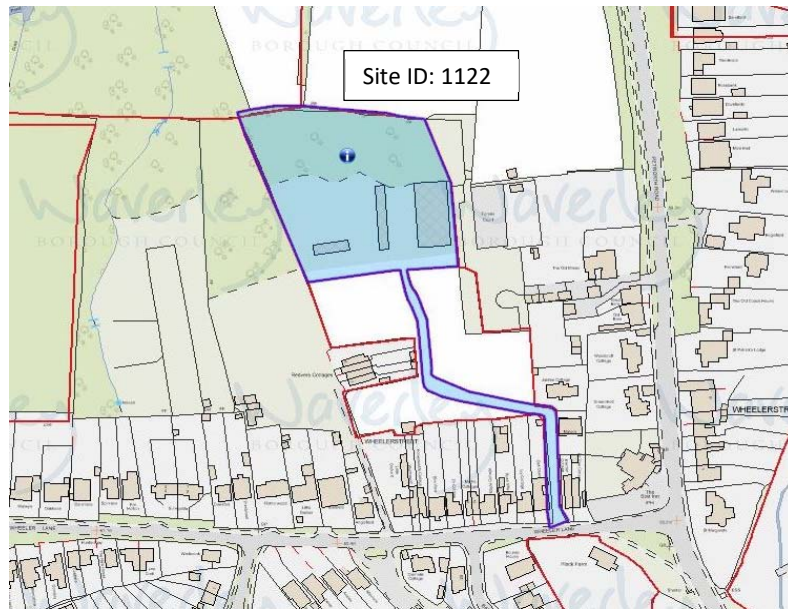
Green Belt Purpose	Assessment Questions	Assessment Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas	<i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Contribution – notwithstanding the developed character of the site, the Green Belt prevents the extension of the built edge of Witley into open land.
To prevent neighbouring towns from merging into one another	<i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	No Contribution – the site is not situated between settlements.
To assist in safeguarding the countryside from encroachment	<i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Limited Contribution – the broadly enclosed character of the land of which this site is part, whilst not open countryside <i>per se</i> , is nevertheless a substantial area of open land which is part of the character of the locality.
To preserve the setting and special character of historic towns	<i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	No Contribution – the site has no physical or visual connection with a Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes	<i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	Contribution – whilst the site contains development of varying degrees of permanence, a degree of openness is retained and contributes to the locality.

Assessment of the Degree of Harm Associated with Development of the Site

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt arising from site development?	The site comprises a variety of structures of varying degrees of permanence along with open land. As such the site retains a Green Belt role in maintaining openness, albeit much diminished compared to undeveloped land.
To what extent could the impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Reflecting the current visual enclosure of the site, there is limited opportunity for amelioration of physical or visual impacts.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent?	Despite clear definition of the site, external boundaries to the north and west are not substantive.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The Green Belt to the north and west would continue to protect the openness of land in this locality. However, a remnant area of Green Belt to the east comprising garden land would be left without a clear role.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	The harm to the Green Belt arising from the development of this site is judged to be Moderate to Limited, reflecting the extension of the built edge of Witley into open land, and the absence of substantial boundaries which might contain development. However, there is a high degree of visual containment by dense woodland to the north. Development would leave an enclosed area of Green Belt to the east with a diminished role.

Site 1122 - land to the north of Wheeler Lane, Witley

Land use currently comprises the northern part a former plant nursery. Physical and visual openness are low to mixed, reflecting the presence of an array of structures on the site (varying in size and permanence) and the degree of enclosure of the site. There is a limited visual relationship with the adjacent undeveloped Green Belt to the west and north. The site is washed over by Green Belt and outside the defined settlement boundary of Witley which forms the southern boundary to the site. An area of Green Belt comprising garden land exists between the site and the settlement boundary to the east. The boundary quality of the site is mixed, defined by residential property boundaries to the south and east, with field boundaries and woodland edges to the west and north. Development has commenced on land immediately to the south of the site.



NO PHOTOGRAPHIC VIEWPOINTS AVAILABLE



Contribution to the Green Belt

Green Belt Purpose	Assessment Questions	Assessment Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas	<i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Contribution – notwithstanding the developed character of the site, the Green Belt prevents the extension of the built edge of Witley into open land.
To prevent neighbouring towns from merging into one another	<i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	No Contribution – the site is not situated between settlements.
To assist in safeguarding the countryside from encroachment	<i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Limited Contribution – the broadly enclosed character of the land of which this site is part, whilst not open countryside <i>per se</i> , is nevertheless a substantial area of open land which is part of the character of the locality.
To preserve the setting and special character of historic towns	<i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	No Contribution – the site has no physical or visual connection with a Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes	<i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	Contribution – whilst the site contains development of varying degrees of permanence, a degree of openness is retained and contributes to the locality.

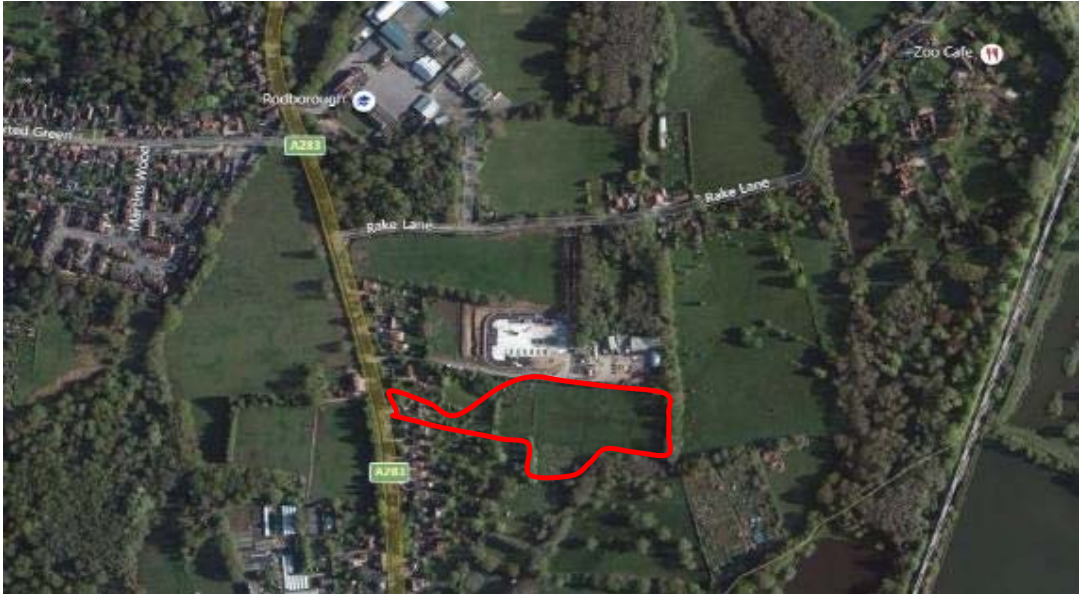
Assessment of the Degree of Harm Associated with Development of the Site

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt arising from site development?	The site comprises a variety of structures of varying degrees of permanence along with open land. As such the site retains a Green Belt role in maintaining openness, albeit much diminished compared to undeveloped land.
To what extent could the impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Reflecting the current visual enclosure of the site, there is limited opportunity for amelioration of physical or visual impacts.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent?	Despite clear definition of the site, external boundaries to the north and west are not substantive.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The Green Belt to the north and west would continue to protect the openness of land in this locality. However, a remnant area of Green Belt to the east comprising garden land would be left without a clear role.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	The harm to the Green Belt arising from the development of this site is judged to be Moderate to Limited, reflecting the extension of the built edge of Witley into open land, and the absence of substantial boundaries which might contain development. However, there is a high degree of visual containment by dense woodland to the west and north. Development would leave an enclosed area of Green Belt to the east with a diminished role.



Site 0672 - land to the east of Petworth Road, Wheelerstreet, Witley

Land comprising horse pasture immediately to the south of a municipal recycling centre and transport depot off the A283 Petworth Road. The site is generally physically and visually enclosed, set back from the Petworth Road and residential properties along Petworth Road. The quality of the site boundaries appears to vary including a substantial hedgerow to the east, intermittent scrub woodland to the south, property boundaries to the west and a moderately strong hedgerow dividing the site from the recycling centre. The site is washed over by Green Belt and lies to the east of the defined settlement boundary of Witley which contains the residential properties along Petworth Road. Physical openness of the site is high and visual openness low to mixed, with glimpsed views in from the recycling centre, not visible from other public viewpoints. There is public access to the recycling centre only and there are no footpaths across or near the site.



NO PHOTOGRAPHIC VIEWPOINTS AVAILABLE



Contribution to the Green Belt

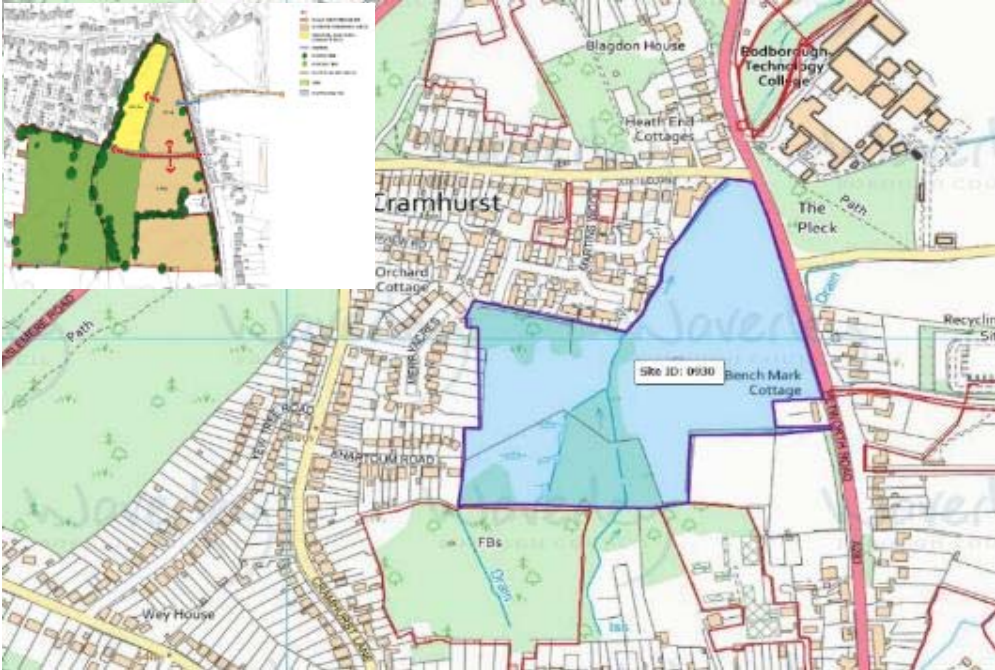
Green Belt Purpose	Assessment Questions	Assessment Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas	<i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Contribution – the Green Belt prevents further linear sprawl along the Petworth Road.
To prevent neighbouring towns from merging into one another	<i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	No Contribution – the site does not lie between settlements.
To assist in safeguarding the countryside from encroachment	<i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Contribution – the site lies within wider open countryside to the east of Witley.
To preserve the setting and special character of historic towns	<i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	No Contribution – the site has no physical or visual relationship with a Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes	<i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	Contribution – the Green Belt within which the site is located prevents the further sprawl of development into open countryside from existing development along the Petworth Road and protects the open countryside located to the east of Witley from encroachment.

Assessment of the Degree of Harm Associated with Development of the Site

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt arising from site development?	Development of the site would represent an extension of the built envelope of properties arranged along the Petworth Road into open countryside with consequent impacts on physical and visual openness, along with uncertainty over the robustness of site boundaries.
To what extent could the impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	The effects of development on visual openness could be ameliorated through the introduction of more extensive screen planting, although there are few visual receptors.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent?	The current boundary to the site is well defined to the north and east, less clear to the south.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The Green Belt to the north, south and east would continue to serve to prevent localised encroachment into the open countryside, although development pressures could arise in respect of land to the north and south of the site.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Notwithstanding the presence of the recycling centre immediately to the north, the introduction of development would have impacts on physical and visual openness which are judged to be Moderate in nature. The development footprint of the site is clear although its boundaries are not substantial raising issues of long-term permanence and potential development pressures on the adjoining Green Belt.

Site 0930 - land to the west of Petworth Road, Cramhurst, Witley

Land situated to the west of Petworth Road in grazing use with areas of dense woodland. The site is bounded by the Petworth Road to the east and property boundaries to the west. There is no public access and views across are limited to glimpsed views from Petworth Road through a moderately dense hedgerow, generally available only during the winter months. Physical openness is high with no built development and visual openness is mixed with expansive grassland and dense woodland. Boundary quality varies, including Petworth Road and Oxted Green, property boundaries to the west, dense woodland to the southwest and a substantial hedge to the southeast.





Contribution to the Green Belt

Green Belt Purpose	Assessment Questions	Assessment Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas	<i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Limited Contribution – the site is part of land is enclosed by built development and the A283 Petworth Road.
To prevent neighbouring towns from merging into one another	<i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	No Contribution – the site does not lie between settlements.
To assist in safeguarding the countryside from encroachment	<i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Contribution – the site is part of open land which locally has countryside character although it is not open countryside <i>per se</i> , being strongly bounded on all sides.



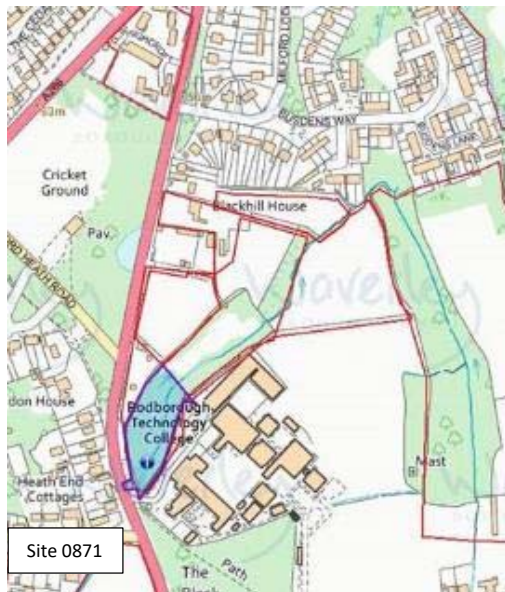
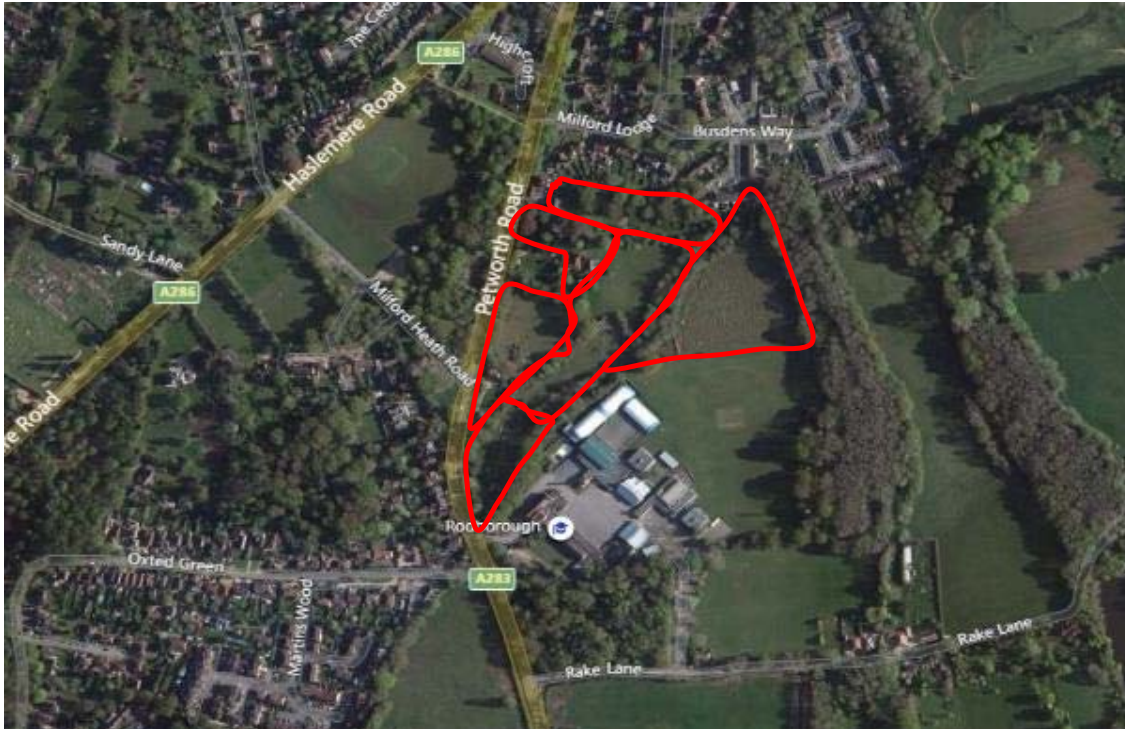
Green Belt Purpose	Assessment Questions	Assessment Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To preserve the setting and special character of historic towns	<i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	Contribution – the site forms part of the southerly gateway to Godalming as perceived from the A283.
Overall Assessment of Contribution to Green Belt Purposes	<i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	Contribution – the site is part of land which maintains openness locally, although this is not open countryside.

Assessment of the Degree of Harm Associated with Development of the Site

Evaluation Questions	Assessment
What is the nature and extent of the harm to the Green Belt arising from site development?	Development would remove openness in this location, although the bounded nature of the land means that the impact of development on visual and physical openness is reduced. The proposed site is strongly bounded to the east (Petworth Road) and west (property boundaries), less strongly to the south, appearing to cut through dense woodland and using a hedgerow to the southeast, compromising permanence. The degree of harm to the Green Belt is judged to be Moderate.
To what extent could the impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	On-site landscaping could ameliorate any immediate visual impacts observable from the Petworth Road, supplemented by boundary treatment to the west.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent?	Boundaries are clear to the east and west, weaker to the south comprising hedgerows.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	Green Belt immediately to the south would largely lose its role.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Harm to the Green Belt is judged to be Moderate reflecting the largely bounded nature of the site which is part of wider enclosed open land balanced by the harm to visual and physical openness and the removal of the role of Green Belt to the south.

Sites 0871, 0847, 0636, 0452 & 0448 - land to the east of Petworth Road, north of Rodborough School, Milford

Sites situated to the east of Petworth Road comprising rough grazing and a residential property. Physical openness is high to mixed with a residential property on site 0448 and visual openness is low to mixed with the sites subdivided by substantial hedgerows and only glimpsed views available from Petworth Road. There is no public access. Substantive site boundaries are provided by Petworth Road to the west, property boundaries to the north and southeast. A dense treeline associated with a watercourse provides the eastern boundary. The sites are washed over by Green Belt and lie outside the defined settlement boundaries of Milford and Witley.







Contribution to the Green Belt

Green Belt Purpose	Assessment Questions	Assessment Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas	<i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Contribution – the Green Belt prevents the localised spread of development along the A283 Petworth Road.
To prevent neighbouring towns from merging into one another	<i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Contribution – the Green Belt, in combination with land to the west of the Petworth Road, maintains separation between the settlements of Milford and Witley.
To assist in safeguarding the countryside from encroachment	<i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Contribution – the land is part of wider open countryside extending southeastwards from Milford and Witley.
To preserve the setting and special character of historic towns	<i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	No Contribution – the land is not physically or visually connected with a Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes	<i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	Contribution – the Green Belt serves to prevent localised sprawl along the Petworth Road, maintaining separation between Milford and Witley and preventing incremental encroachment of the open countryside in this location.

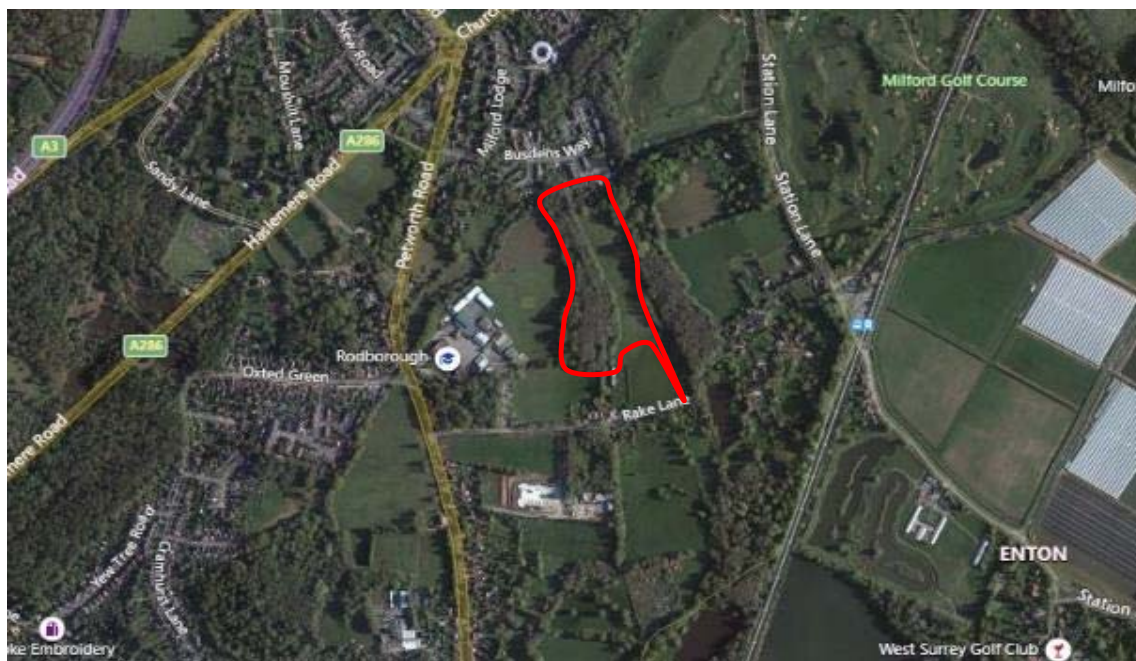
Assessment of the Degree of Harm Associated with Development of the Sites

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt arising from site development?	Notwithstanding their size, development of these sites is judged to result in Moderate harm to the Green Belt, being not strongly connected to a settlement edge and not contained by significant boundaries that would ensure permanence. The physical openness of the Green Belt would be reduced and despite having low to mixed visual openness, this would be compromised by the introduction of urbanising development.
To what extent could the impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Localised landscaping would help to soften visual intrusion.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent?	Site boundaries are generally insubstantial, being hedgerows thus not ensuring permanence.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The Green Belt to the east and across the Petworth Road to the west would still serve its functions of maintaining openness but could come under pressure for development through isolation.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	The degree of harm resulting from the development of these sites is judged to be Moderate, reflecting their removal of Green Belt functions of preventing localised sprawl, merger and encroachment, and reducing both physical and visual openness. The absence of strong boundaries would compromise long term permanence.



Site 0643 - land between Busdens Lane and Rake Lane, Milford

Land in rough grazing and woodland north of Rake Lane. Physical openness is high with no built development and visual openness is mixed, with dense vegetation restricting views into and across the site. There is no public access and a glimpsed view is available from Rake Lane. Site boundaries are formed by residential development at Busdens Lane, woodland edges to the east and west and a post and wire fence to the south. The site is washed over by Green Belt and lies outside the defined settlement boundary of Milford.



NO PHOTOGRAPHIC VIEWPOINTS AVAILABLE

Contribution to the Green Belt

Green Belt Purpose	Assessment Questions	Assessment Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas	<i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Contribution – the Green Belt contains the built edge of Milford to the north.
To prevent neighbouring towns from merging into one another	<i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	No Contribution – the site does not lie between settlements.
To assist in safeguarding the countryside from encroachment	<i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Contribution – the site lies within open countryside to the southeast of Milford and, in combination with adjacent Green Belt, helps to maintain openness.
To preserve the setting and special character of historic towns	<i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	No Contribution - the site is not physically or visually connected with a Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes	<i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	Contribution – the site is part of open countryside to the southeast of Milford which protected from localised sprawl and encroachment by the Green Belt.

Assessment of the Degree of Harm Associated with Development of the Site

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt arising from site development?	Harm to the Green Belt would arise from the effects on the physical and visual openness of the sites as well as its largely unbounded nature which would not guarantee permanence. Development would represent an incongruous extension of development into open countryside.
To what extent could the impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Whilst boundary planting would mitigate some visual effects, this would not offset the harm caused.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent?	Only the northern boundary of the site is substantial, the remainder are formed of woodland edges and a fence line.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	Adjacent Green Belt to the east and west would be compromised through fragmentation of the washed-over Green Belt.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	The harm to the Green Belt arising from the development of this site is judged to be Moderate to Significant, reflecting the effect on the Green Belt in protecting the countryside from sprawl and encroachment in this location and largely unbounded character of the site which cannot ensure permanence. Whilst the site is largely visually enclosed, both physical and visual openness of the site and adjacent land would be harmed.

Site 0467 - land between Haslemere Road and Petworth Road, Milford

The site comprises land within the curtilage of an existing development to the north and east and is part of Green Belt which is washed over land to the east of Haslemere Road. Visual openness is mixed, being part of a residential development and built openness is also mixed with a built structure present. The site is bounded to the south by a public footpath running between Petworth Road and Haslemere Road, and otherwise by a property boundary to the west and building lines to the east and north. The site abuts the settlement boundary of Milford to the north and east.





Contribution to the Green Belt

Green Belt Purpose	Assessment Questions	Assessment Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas	<i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Limited Contribution – the size and bounded character of the site means that it performs on a very limited function in this respect, this being more clearly the role of land to the south of the path which bounds the land.
To prevent neighbouring towns from merging into one another	<i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	No Contribution – the site does not lie between settlements.
To assist in safeguarding the countryside from encroachment	<i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	No Contribution – the site is not part of open countryside.



Green Belt Purpose	Assessment Questions	Assessment Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To preserve the setting and special character of historic towns	<i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	No Contribution – the site is not physically or visually connected to a Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes	<i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	Limited Contribution – whilst this site and land to the south prevent the localised sprawl of Milford into land to the south, the role of this land is much less significant, being clearly enclosed by a PRoW and part of the curtilage of a development which has been excluded from the Green Belt.

Assessment of the Degree of Harm Associated with Development of the Site

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt arising from site development?	The harm to the Green Belt that would arise from a reduction in the openness of land in this locality is judged to be Limited reflecting the enclosed character of the site and its relationship with residential development of which it is a part.
To what extent could the impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Boundary treatment along the site's southern edge would serve to partially ameliorate visual impact as well as a set-back building line.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent?	The site is clearly demarcated by a footpath to the south and a property boundary to the west.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	A residential property to the east is washed over by Green Belt and the rationale for this would be removed should this site be developed. Green Belt to the south would continue to prevent localised sprawl and protect openness.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	The harm to the openness and permanence of the Green Belt is judged to be Limited reflecting the clearly bounded nature of the site and its relationship with existing development to the north and east. Appropriate boundary treatment would help to mitigate any visual impacts.

Site 0364 - land between Portsmouth Road and Lower Moushill Lane, Milford

Land comprising residential and woodland uses immediately off Portsmouth Road. Physical openness is mixed to high with built development limited to a large detached dwelling. Visual openness is mixed to low with dense woodland occupying around half the site with variable tree cover on the remainder. There are no views into the site from Portsmouth Road or Lower Moushill Lane. A PRow runs through the site between Portsmouth Road and Lower Moushill Lane views from which are largely enclosed by dense woodland cover. Site boundaries are variable, being strongly defined by the Portsmouth Road to the southeast, a woodland edge to the west and largely undefined to the north, cutting across woodland and property boundaries. The site is washed over by Green Belt and outside the defined settlement boundary of Milford which is defined by the Portsmouth Road.





Contribution to the Green Belt

Green Belt Purpose	Assessment Questions	Assessment Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas	<i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Contribution – whilst the site is part of land bounded by the Portsmouth Road, the A3 Milford By-pass and Lower Moushill Lane, the localised sprawl of the built-up extent of Milford to the east of the Portsmouth Road is prevented.
To prevent neighbouring towns from merging into one another	<i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	No Contribution – the land does not lie between settlements.
To assist in safeguarding the countryside from encroachment	<i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Contribution – the site is part of the remaining open land between the built edge of Milford and the A3 Milford By-pass. As such the Green Belt maintains the openness of what has become enclosed countryside in this location.
To preserve the setting and special character of historic towns	<i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	No Contribution – the site is not in physical or visual proximity to a Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes	<i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	Contribution – the site, locally and strategically maintains openness in this locality.

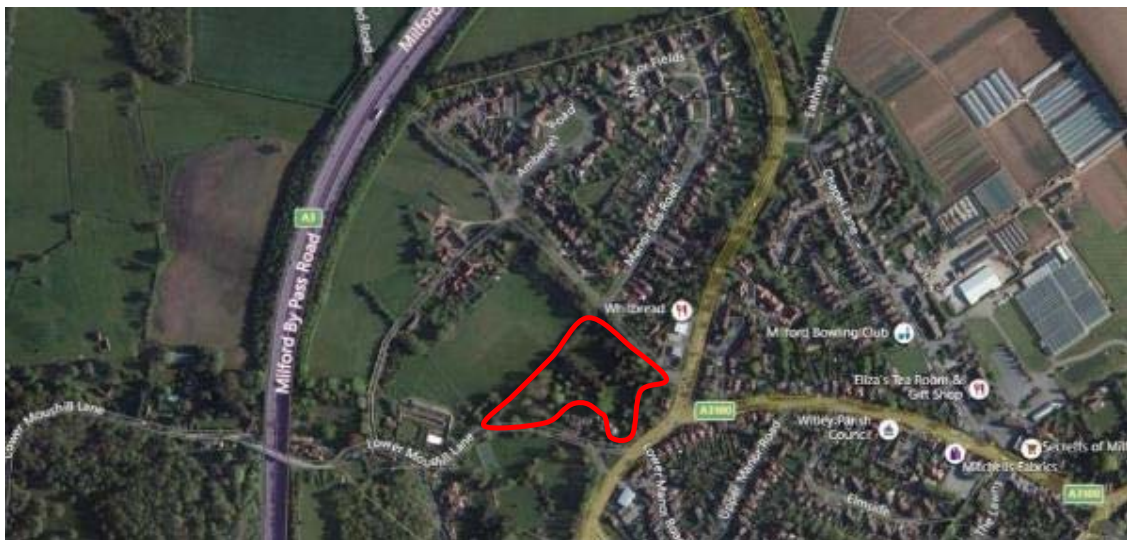
Assessment of the Degree of Harm Associated with Development of the Site

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt arising from site development?	Development of the site would introduce an urbanising character to an area which is characterised by low density dwellings set within a largely undeveloped context of open land which would be compromised, particularly in the absence of containing boundaries which would ensure permanence. Consequently, the harm to the Green Belt is judged to be Moderate.
To what extent could the impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	The site is characterised by considerable tree cover which could be used to ameliorate visual impacts.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent?	The site is bounded on substantively only to the east by the Portsmouth Road, otherwise partially by Lower Moushill Lane. There is no substantive boundary to the west, defined by a woodland edge only and an undefined boundary forms the northern extent of the site.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The surrounding Green Belt would continue to protect local openness although there is likely to be development pressure on various remnant parcels.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development would cause both openness and permanence to be compromised with potential pressure put on sub-divided land. The consequent harm to the Green Belt is judged to be Moderate.



Site 0449 - land between Lower Moushill Lane and Old Elstead Road, Milford

A large semi-wooded plot (possibly gardens associated with large detached properties) bounded by Lower Moushill Lane, Portsmouth Road and Old Elstead Road. The site is bounded on three sides, with no substantial boundary to the northwest. Physical openness is high to mixed with detached residential properties on site, whilst visual openness is mixed to low with tree cover throughout. There is no public access and dense boundary vegetation impedes any views across from surrounding roads. The site is washed over by Green Belt and lies outside the defined settlement boundary of Milford demarcated by the Old Elstead Road and Portsmouth Road.





Contribution to the Green Belt

Green Belt Purpose	Assessment Questions	Assessment Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas	<i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Limited Contribution – the land is bounded by Old Elstead Road and residential development and part of wider land bounded by the A3 Milford By-pass. Locally the extension of contiguous built development is prevented.



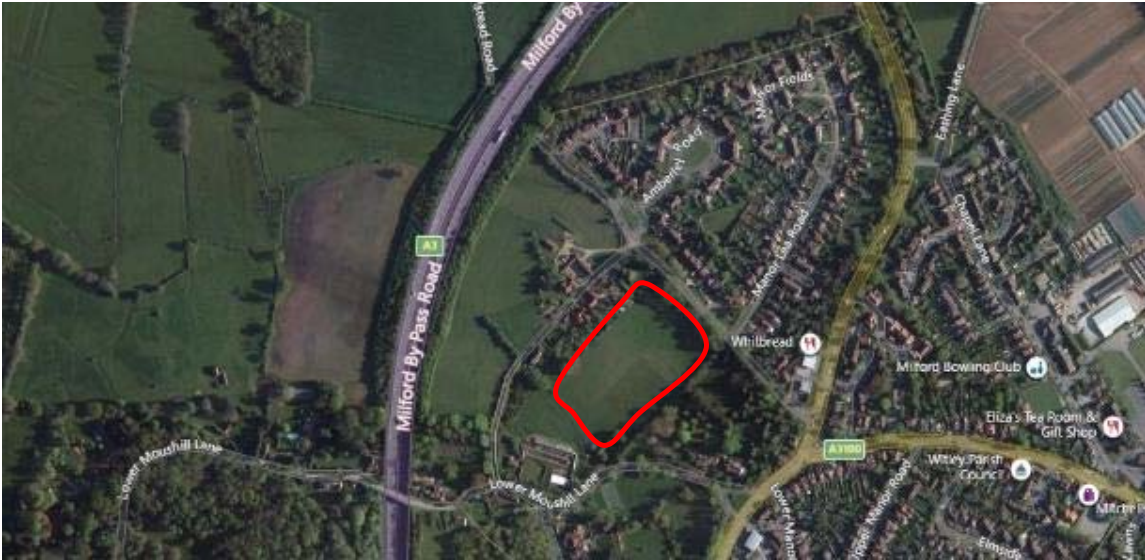
Green Belt Purpose	Assessment Questions	Assessment Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To prevent neighbouring towns from merging into one another	<i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	No Contribution – the land does not lie between settlements.
To assist in safeguarding the countryside from encroachment	<i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Contribution – the site is part of the remaining open land between the built edge of Milford and the A3 Milford By-pass. As such the Green Belt maintains openness.
To preserve the setting and special character of historic towns	<i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	No Contribution – the site is not in physical or visual proximity to a Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes	<i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	Contribution – notwithstanding the enclosed character of the site both locally and strategically in terms of the containing role of the A3 Milford By-pass, the site maintains openness in this locality.

Assessment of the Degree of Harm Associated with Development of the Site

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt arising from site development?	Development of the site would introduce an urbanising character to an area which is characterised by low density dwellings set within a largely undeveloped context of open land which would be compromised. However, the site appears to be part of the curtilage of large detached dwellings with a reasonably clear (although not substantive) western boundary and as such has a degree of separation from the wider land to the northwest.
To what extent could the impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	On-site landscaping would help to contain visual intrusion.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent?	The site is bounded on three sides, Old Elstead Roa, Portsmouth Road and Lower Moushill Lane. There is no substantive boundary to the northwest.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The surrounding Green Belt would continue to protect local openness although there is likely to be development pressure on various remnant parcels and on wider land to the northwest.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development would compromise openness and permanence through the introduction of higher density built form into an area of low density dwellings. Visual openness is low due to dense tree cover associated with what appears to be part of a residential curtilage but this could be maintained along with the establishment of a substantial external boundary. The consequent harm to the Green Belt is judged to be Moderate to Limited.

Site 0875 - land between Lower Moushill Lane and Old Elstead Road, Milford

Land in grazing use to the south of the Old Elstead Road, bounded to the northwest by residential properties, to the southwest by an intermittent watercourse/drainage channel and to the southeast by a large residential garden. Physical openness is high with no built development and visual openness is also high to mixed with no internal boundaries, but limited views across. Boundary quality is mixed, strong to the northeast, weak to the southwest (being a drainage ditch) and mixed to the southeast and northwest being property boundaries. There is no public access and only glimpsed views are available from the Old Elstead Road. The site is washed over by Green Belt and lies outside the defined settlement boundary of Milford, demarcated by the Old Elstead Road.





Contribution to the Green Belt

Green Belt Purpose	Assessment Questions	Assessment Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas	<i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Limited Contribution – the land is bounded by Old Elstead Road and residential development and part of wider land bounded by the A3 Milford By-pass. Locally the extension of contiguous built development is prevented.
To prevent neighbouring towns from merging into one another	<i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	No Contribution – the land does not lie between settlements.



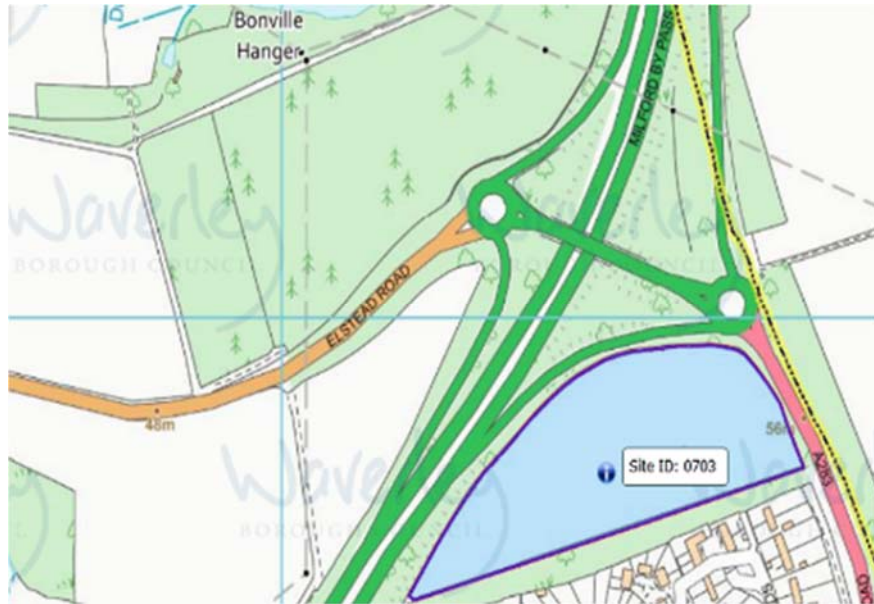
Green Belt Purpose	Assessment Questions	Assessment Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To assist in safeguarding the countryside from encroachment	<i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Contribution – the site is part of the remaining open land between the built edge of Milford and the A3 Milford By-pass. As such the Green Belt maintains the openness of what has become enclosed countryside in this location.
To preserve the setting and special character of historic towns	<i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	No Contribution – the site is not in physical or visual proximity to a Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes	<i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	Contribution – notwithstanding the enclosed character of the site both locally and strategically in terms of the containing role of the A3 Milford By-pass, the site maintains openness in this locality.

Assessment of the Degree of Harm Associated with Development of the Site

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt arising from site development?	Development of the site would introduce an urbanising character to an area which is characterised by low density dwellings set within a largely undeveloped context of open land which would be significantly compromised. Development of the site <u>on its own</u> would be a somewhat incongruous intrusion into an area washed over by Green Belt. Consequently, the harm to the Green Belt is judged to be Moderate.
To what extent could the impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	On-site landscaping would help to contain visual intrusion.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent?	The site is bounded on three sides, Old Elstead Road to the northeast and residential property boundaries to the northwest and southeast. There is no substantive boundary to the southeast.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The surrounding Green Belt would continue to protect local openness although there is likely to be development pressure on various remnant parcels.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development would introduce character untypical of this immediate locality and therefore an incongruous intrusion into an area washed over by Green Belt. Openness and permanence would be compromised with potential pressure put on sub-divided land. The consequent harm to the Green Belt is judged to be Moderate.

0703 - land between Manor Fields and the A3 Milford Bypass, Milford

Land in rough grazing use strongly defined by the A3 Milford By-Pass and slip road to the north, the Portsmouth Road to the east and a substantial tree line to the south demarcating the edge of built development at Manor Fields. Physical and visual openness are high with no built development and unimpeded views across from the PRoW running along the southern boundary. The site is washed over by Green Belt adjacent to the defined settlement boundary of Milford immediately to the south.





Contribution to the Green Belt

Green Belt Purpose	Assessment Questions	Assessment Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas	<i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	No Contribution – the site is strongly bounded by significant road infrastructure.
To prevent neighbouring towns from merging into one another	<i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	No Contribution – the site does not lie between settlements.
To assist in safeguarding the countryside from encroachment	<i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Limited Contribution – whilst the site is isolated from the wider countryside, it does provide a limited degree of openness within an area dominated by the relationship between the A3 Milford By-pass and the built edge of Milford.
To preserve the setting and special character of historic towns	<i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	No Contribution – the site has no physical or visual relationship with a Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes	<i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	Limited Contribution – the site has been isolated from wider open land by the constriction of the A3 Milford By-pass and slip-road, creating a role which serves to preserve a limited degree of openness in this locality.

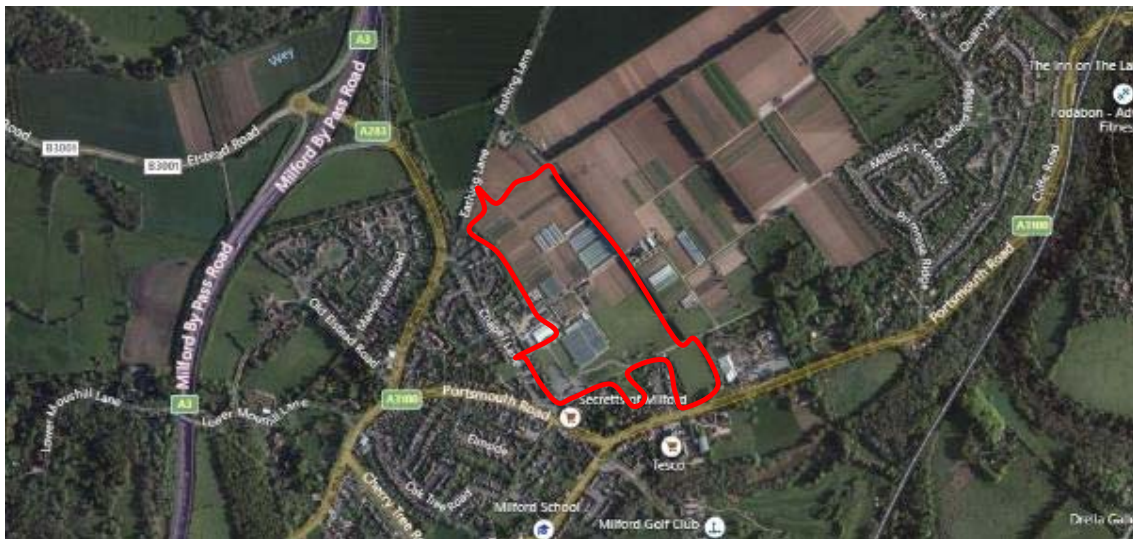
Assessment of the Degree of Harm Associated with Development of the Site

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt arising from site development?	Development would, by definition, be inappropriate and therefore harmful to the Green Belt. However, notwithstanding the physical and visual openness of the site, its location and size, bounded character and proximity to the existing built edge of Milford means that harm would be Limited.
To what extent could the impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Landscaping, for visual and noise mitigation purposes, would be appropriate.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent?	The site is already strongly bounded on all sides.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The function of the Green Belt to the south would not be compromised by development.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	The degree of harm to the Green Belt arising from the development of this site is judged to be Limited, reflecting its limited role in maintaining openness in the context of being largely isolated from the wider Green Belt. Landscaping would provide appropriate mitigation.



Site 0923 - land between Portsmouth Road and Chapel Lane (Secretts Garden Centre), Milford

A garden centre and associated land, comprising a range of permanent and semi-permanent structures with various open fields meaning that physical openness is mixed. Visual openness is mixed with limited boundary vegetation within the site. There is no public access and there are no views across the site from surrounding roads apart from glimpsed views from Chapel Lane and Portsmouth Road where the site meets these boundaries. Boundary quality varies considerably, formed by Portsmouth Road (including residential property boundaries), Chapel Lane, (including residential property boundaries), a substantial evergreen hedge to the northeast and an access track to the northwest. The site is largely washed over by the Green Belt with the defined settlement boundary of Milford immediately to the southeast and southwest.





Contribution to the Green Belt

Green Belt Purpose	Assessment Questions	Assessment Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas	<i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Contribution – the site contains the unbounded northeastern edge of Milford as arranged along Chapel Lane as well as development along the A3100 Portsmouth Road.
To prevent neighbouring towns from merging into one another	<i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Contribution – the site contributes to maintaining the local separation between Godalming and Milford.
To assist in safeguarding the countryside from encroachment	<i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Contribution – whilst the site intruded by built development it remains part of the remaining open land between Godalming.
To preserve the setting and special character of historic towns	<i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	Contribution – the site makes no direct contribution to the setting of Godalming, although it is part of wider land which makes a significant contribution to this purpose. The site abuts the northern edge of the Milford Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes	<i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	Contribution – the site is judged to make a Contribution to the Green Belt in its role as part of wider land which locally separates Godalming and Milford, is part of remaining countryside between the settlements and contains the unbounded edge of Milford.

Assessment of the Degree of Harm Associated with Development of the Site

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt arising from site development?	Development would be inappropriate and therefore harmful to the Green Belt introducing permanent and relatively dense built development. Current uses are permitted Green Belt development (covering approximately half the site) but have a significant influence over physical and visual openness which would be not significantly changed by residential development. The absence of substantive external boundaries is notable. Development is judged to result in Moderate to Limited harm.
To what extent could the impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	The effects on the physical and visual openness of the Green Belt could be ameliorated through avoiding a hard built edge through on-site landscaping forming a transition to wider open countryside.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent?	The site is clearly delineated in respect of its relationship with existing residential development at Milford, although the outer boundaries are less than substantial, being a dense evergreen hedgerow and a field track. In the absence of clear boundaries, future encroachment into the Green Belt cannot be assured.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The Green Belt to the north, forming the remaining open land between Milford and Godalming, would continue to perform its role of maintaining a degree of separation between the settlements, limiting encroachment into open land and maintaining a context for the historic town of Godalming.



Evaluation Question	Assessment
<p>Overall Conclusions on the Likely Effects on the Green Belt of Site Development</p>	<p>The harm to the Green Belt is judged to be Moderate to Limited, reflecting the partly developed character of the site which compromises physical and visual openness and which not be substantially altered by residential development, proximity to the developed edge of Milford and the opportunity to create an outer edge to the built extent of the village in this location. Particular attention to the outer boundaries of any development would be required in order to create a substantive limit to ensure physical containment and thus permanence.</p>



Site 0365 - land to the south of Portsmouth Road, Milford

Land immediately to the south of the Portsmouth Road between Godalming and Milford, comprising a large detached dwelling and curtilage and fields under pasture to the west. The site has moderate to high physical and visual openness, although only glimpsed views across are available from the Portsmouth Road. There is no public access. Site boundaries are substantial only along the Portsmouth Road, otherwise comprising a post and wire fence to the west, a property boundary to the east and a watercourse to the south. The site is washed over by Green Belt and lies outside the settlement boundary of Milford situated to the west.





Contribution to the Green Belt

Green Belt Purpose	Assessment Questions	Assessment Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas	<i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Contribution – whilst the site is not attached to a large built-up area <i>per se</i> , it is part of a road corridor along which there is sporadic development which is starting to constitute sprawl.
To prevent neighbouring towns from merging into one another	<i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Contribution – the site is part of land which contributes to the separation of Milford and Godalming.
To assist in safeguarding the countryside from encroachment	<i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Contribution – the site is part of open land to the southwest of Godalming.
To preserve the setting and special character of historic towns	<i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	Contribution – the site is part of land which maintains a sense of context for the historic town of Godalming.
Overall Assessment of Contribution to Green Belt Purposes	<i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	Contribution – the site is judged to make a Contribution to the Green Belt in its role as part of wider land which prevents the consolidation of sprawl along the A3100, protects the openness of land to the southwest of Godalming and provides part of the context for the town.

Assessment of the Degree of Harm Associated with Development of the Site

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt arising from site development?	Development would be inappropriate and therefore harmful to the Green Belt introducing further built development into an area of land vulnerable to the consolidation of sprawl along the A3100. There would be harm through a reduction in physical and visual openness. Aside from the A3100, the absence of substantive external boundaries is notable. Development is judged to result in Moderate to Significant harm.

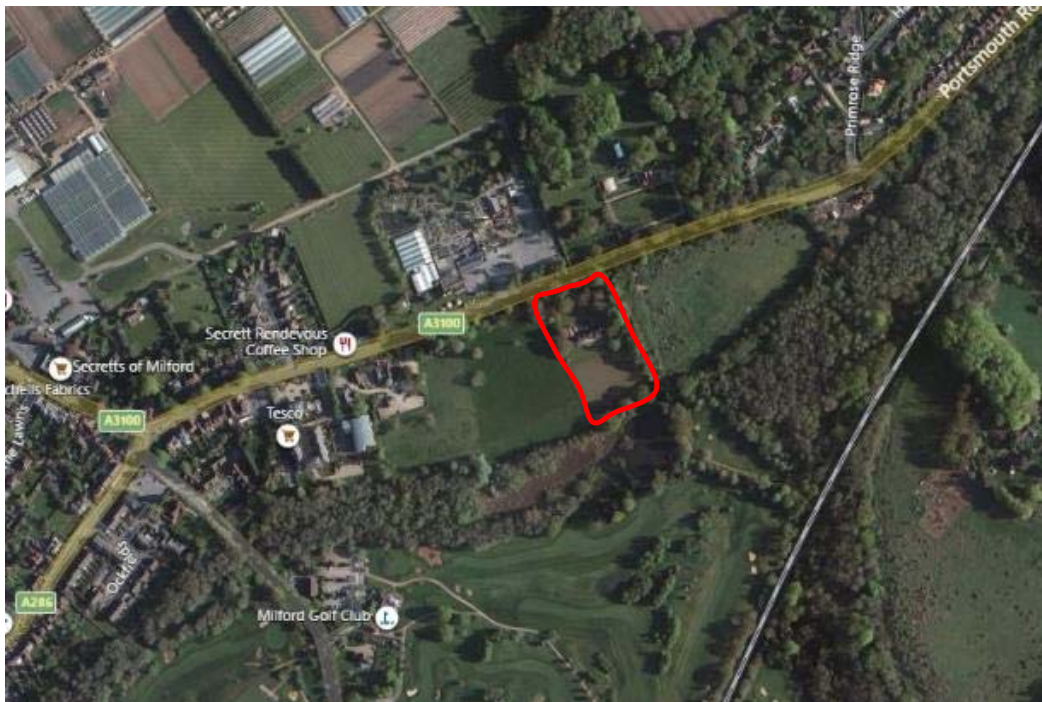
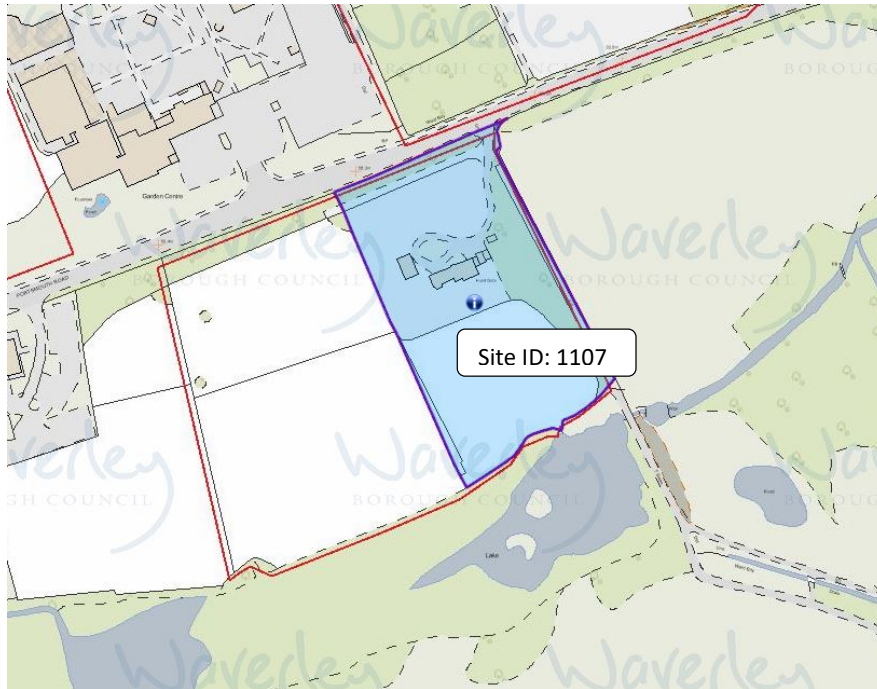


Evaluation Question	Assessment
To what extent could the impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	The effects on the physical and visual openness of the Green Belt could be ameliorated through avoiding a hard built edge through on-site landscaping forming a transition to wider open countryside.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent?	The outer boundaries of the site are less than substantial, being a fence line and property boundary. The absence of clear containing boundaries, future encroachment into the Green Belt cannot be assured.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The Green Belt to the northeast and southwest along the A3100 would have a diminished role in respect of preventing further sprawl and potentially would come under development pressure.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	The harm to the Green Belt is judged to be Moderate to Significant, reflecting the introduction of built development into open land. Although partly developed, the extension and intensification of development would reinforce sprawl along the A3100, compromising the openness and permanence of the Green Belt.



Site 1107 - land to the south of Portsmouth Road, Milford

Land immediately to the south of the Portsmouth Road between Godalming and Milford, comprising a residential property and its extensive curtilage. The site has mixed to high physical openness and mixed to low visual openness, although only glimpsed views across are available from the Portsmouth Road. There is no public access. Site boundaries are substantial only along the Portsmouth Road, otherwise comprising a post and wire fence to the west, a hedgerow to the east and a watercourse to the south. The site is washed over by Green Belt and lies outside the settlement boundary of Milford situated to the west.



Contribution to the Green Belt

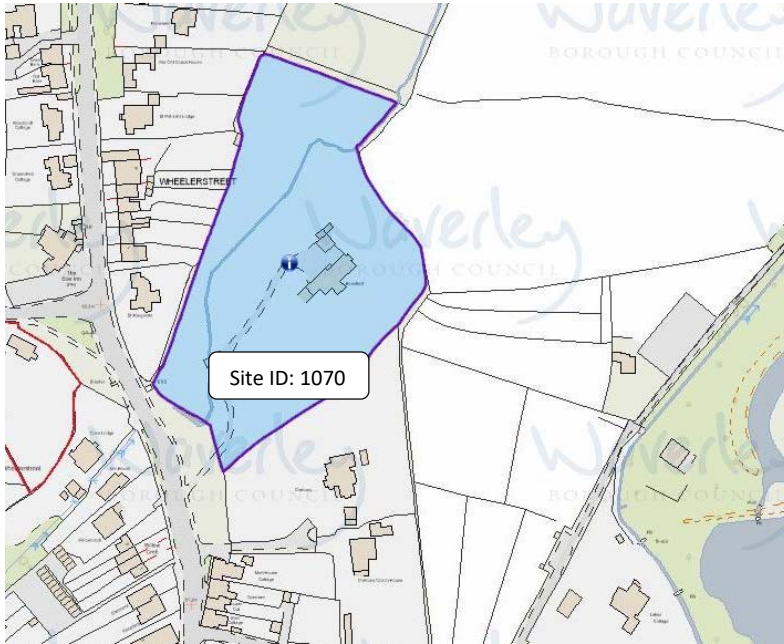
Green Belt Purpose	Assessment Questions	Assessment Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas	<i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Contribution – whilst the site is not attached to a large built-up area <i>per se</i> , it is part of a road corridor along which there is sporadic development which is starting to constitute sprawl.
To prevent neighbouring towns from merging into one another	<i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Contribution – the site is part of land which contributes to the separation of Milford and Godalming.
To assist in safeguarding the countryside from encroachment	<i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Contribution – the site is part of open land to the southwest of Godalming.
To preserve the setting and special character of historic towns	<i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	Contribution – the site is part of land which maintains a sense of context for the historic town of Godalming.
Overall Assessment of Contribution to Green Belt Purposes	<i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	Contribution – the site is judged to make a Contribution to the Green Belt in its role as part of wider land which prevents the consolidation of sprawl along the A3100, protects the openness of land to the southwest of Godalming and provides part of the context for the town.

Assessment of the Degree of Harm Associated with Development of the Site

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt arising from site development?	Development would be inappropriate and therefore harmful to the Green Belt introducing further built development into an area of land vulnerable to the consolidation of sprawl along the A3100. Although there is a residential property on the site, there would be harm through a reduction in physical and visual openness. Aside from the A3100, the absence of substantive external boundaries is notable. Development is judged to result in Moderate harm.
To what extent could the impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	The effects on the physical and visual openness of the Green Belt could be ameliorated through avoiding a hard built edge through on-site landscaping forming a transition to wider open countryside.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent?	The outer boundaries of the site are less than substantial, being a fence line and property boundary. The absence of clear containing boundaries, future encroachment into the Green Belt cannot be assured.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The Green Belt to the northeast and southwest along the A3100 would have a diminished role in respect of preventing further sprawl and potentially would come under development pressure.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	The harm to the Green Belt is judged to be Moderate, reflecting the introduction of built development into open land which would reinforce sprawl along the A3100, compromising the openness and permanence of the Green Belt.

Site 1070 – land to the east of the Petworth Road, Wheelerstreet, Witley

Land in residential use, being a large detached dwelling with set within substantial grounds of mown grass and mature boundary vegetation. The site has low to medium physical and visual openness, reflecting the placing of a single large dwelling (with outbuildings) within extensive grounds. There is no public access to the site nor views in from roads or public rights of way, contained by extensive boundary vegetation on all sides. The site is washed over by Green Belt and lies outside the defined settlement boundary of Witley.



Contribution to the Green Belt

Green Belt Purpose	Assessment Questions	Assessment Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas	<i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Contribution – whilst the site is not attached to a large built-up area <i>per se</i> , it is part of a road corridor along which there is sporadic development which is starting to constitute sprawl.
To prevent neighbouring towns from merging into one another	<i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	No Contribution – the site does not lie between settlements.
To assist in safeguarding the countryside from encroachment	<i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Contribution – the site is part of land to the east of Milford (Wheelerstreet) which forms part of the transition from contiguous low density residential development to the west of the Petworth Road, to the open countryside to the east, forming a buffer between the two.
To preserve the setting and special character of historic towns	<i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	No Contribution – the site has no physical or visual relationship with a Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes	<i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	Contribution – the site is judged to make a Contribution to the Green Belt in its role as part of wider land which prevents encroachment of development into the open countryside to the east of the Petworth Road.

Assessment of the Degree of Harm Associated with Development of the Site

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt arising from site development?	Development of the site would represent an extension of the built envelope of properties arranged along the Petworth Road. The site forms part of the buffer between open countryside to the east and the medium density settlement of Witley. Whilst the effects on visual openness are limited by extensive mature vegetation, there are impacts on physical openness, along with uncertainty over the robustness of site boundaries.
To what extent could the impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	The effects of development on visual openness could be ameliorated through the introduction of more extensive screen planting, although there appear to be no visual receptors.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent?	The boundaries to the site appear to be well defined by mature vegetation.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The Green Belt to the north, south and east would continue to serve to prevent localised encroachment into the open countryside, although development pressures could arise in respect of land to the north, south and east of the site.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Although in residential use, the size and largely physically open character of the site means that it forms a buffer between the open countryside to the east and the medium density residential environment of Milford across the Petworth Road. To some degree, development would represent infilling of

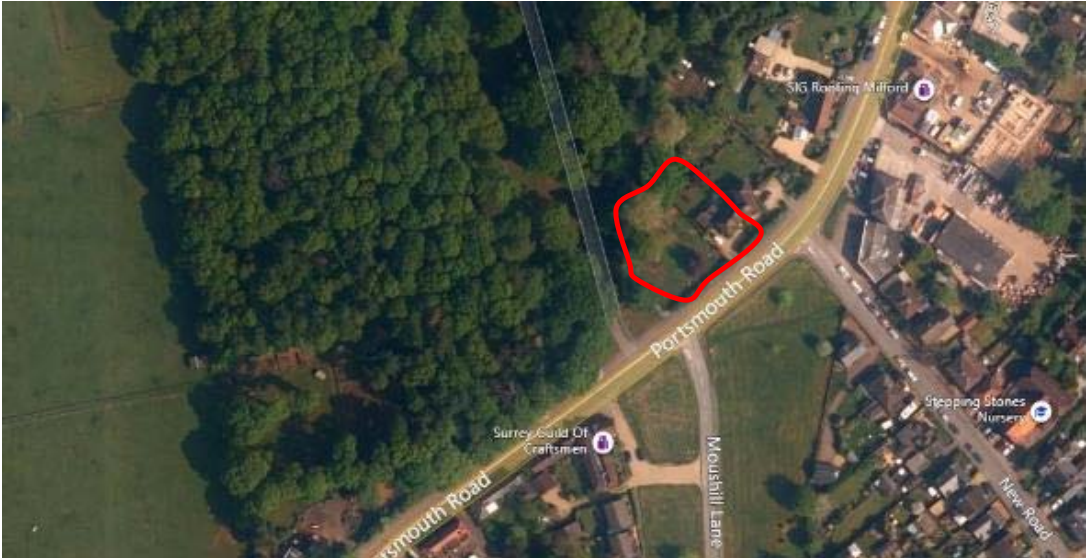
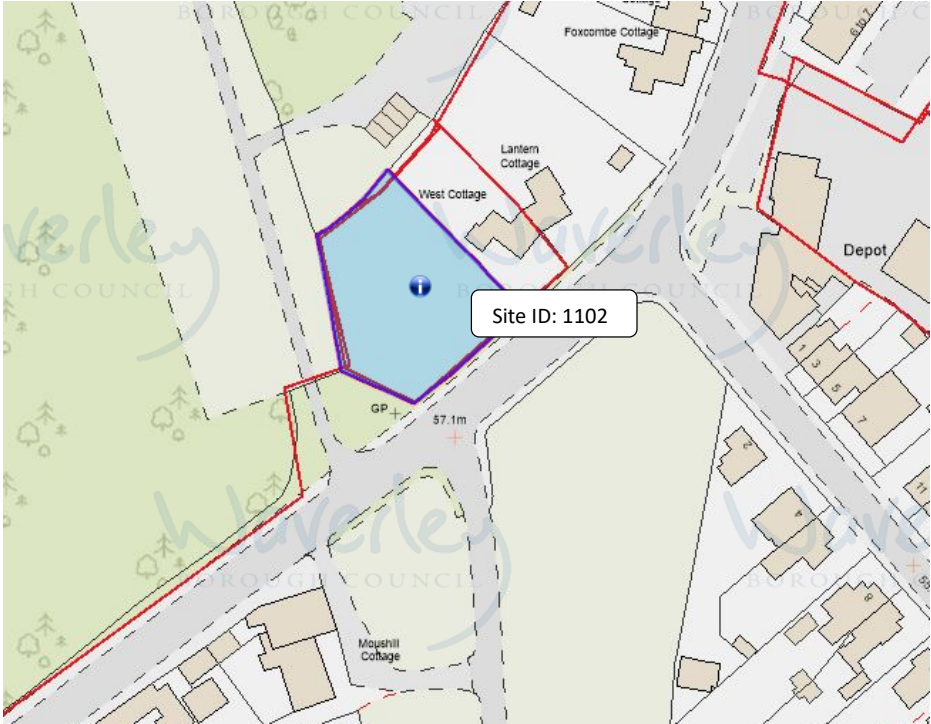


Evaluation Question	Assessment
	<p>development arranged to the east of Petworth Road, but the size of the site means that there would be a clear eastward extension of the footprint of Milford (Wheelerstreet). The development footprint of the site is clear although its boundaries are not substantial raising issues of long-term permanence and potential development pressures on the adjoining Green Belt. In light of the above, the introduction of low to medium density development would have impacts on physical openness and permanence which are judged to be Moderate to Significant in nature, with lesser effects on visual openness given the extensive screening of the site.</p>



Site 1102 – land to the west of West Cottage, Portsmouth Road, Milford

Land comprising woodland and rough grassland uses immediately off Portsmouth Road. Physical openness is high with no built development. Visual openness is mixed to low with variable mature tree cover. Views into the site are restricted by a dense hedgerow both on the Portsmouth Road frontage and from the PRoW which runs to the west. Site boundaries are variable, being strongly defined by the Portsmouth Road to the southeast, and the curtilage of West Cottage to the northeast, otherwise indistinct. The site is washed over by Green Belt and outside the defined settlement boundary of Milford which is demarcated by the Portsmouth Road.





Contribution to the Green Belt

Green Belt Purpose	Assessment Questions	Assessment Grading of: <u>Significant Contribution</u> / <u>Contribution</u> / <u>Limited or No Contribution</u> , with accompanying narrative
To check the unrestricted sprawl of large built-up areas	<i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Limited Contribution – whilst the site is small and adjacent to an existing dwelling, development would (if built at medium to high density) result in an uncharacteristic cluster of development.
To prevent neighbouring towns	<i>What is the role of the site in preventing the merger of settlements which might occur</i>	No Contribution – the land does not lie between settlements.

Green Belt Purpose	Assessment Questions	Assessment Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
from merging into one another	<i>through a reduction in the distance between them?</i>	
To assist in safeguarding the countryside from encroachment	<i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Contribution – the site, albeit of small scale, is part of the remaining open land between the built edge of Milford and the A3 Milford By-pass. As such the Green Belt maintains the openness of what has become enclosed countryside in this location.
To preserve the setting and special character of historic towns	<i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	No Contribution – the site is not in physical or visual proximity to a Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes	<i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	Contribution – the site is part of wider land which maintains openness in this locality, notwithstanding its small size and location adjacent to an existing dwelling.

Assessment of the Degree of Harm Associated with Development of the Site

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt arising from site development?	Assuming development of medium to high density, development of the site would introduce uncharacteristic built form into an area characterised by low density dwellings set within a largely undeveloped context of open land. Harm to the Green Belt is judged to be Moderate, reflecting this intrusion and the absence of clear containing boundaries to the southwest and northwest. Rolling back of the Green Belt for this site could create a precedent for the re-development of adjacent properties to the north of Portsmouth Road.
To what extent could the impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	The site is characterised by considerable tree cover which could be used to ameliorate visual impacts.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent?	The site is bounded on substantively only to the southeast by the Portsmouth Road, otherwise partially by a property curtilage to the northeast. There appears to be no substantive boundary to the northwest or southwest.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	The surrounding Green Belt would continue to protect local openness although there is likely to be development pressure on adjacent land through intensification of use, for example.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development would result in both openness and permanence to be compromised with potential pressure put on adjacent land following adjustment of the Green Belt boundary. The consequent harm to the Green Belt is judged to be Moderate.

wood.

