

ATKINS

Member of the SNC-Lavalin Group



Green Belt Study

Stage Two addendum

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1. Introduction

In 2016, Atkins Limited was commissioned by Epsom and Ewell Borough Council to carry out a strategic review of the borough's metropolitan Green Belt (the Green Belt Study Stage One).

This comprehensive assessment formed the basis for the preparation of a subsequent detailed Green Belt Study Stage Two which was published in May 2018. This addendum report supplements and should be read in conjunction with the Green Belt Study Stage Two report.

Following publication of the Green Belt Study Stage Two report in May 2018, it was identified that the report had omitted one site from the published findings in error. For consistency, this addendum therefore provides the assessment of this land parcel using the methodology outlined in the Green Belt Study Stage Two report.





2. Parcel Assessment

The Green Belt Study Stage One subdivided the borough's metropolitan Green Belt into discrete parcels, delineated using strong boundaries in line with the requirements of the National Planning Policy Framework (NPPF). Their performance was assessed using a 'policy off' methodology and were allocated a final score out of a maximum 12. A score threshold of 4 was set and all those sites scoring at or below the threshold were carried forward as 'lower performing parcels' for further detailed assessment.

The lower performing parcels, alongside promoted sites, were then assessed in the Green Belt Study Stage Two using a 'policy on' approach. The parcel to which this addendum report relates (Parcel ID 22) scored 4 at the Stage One assessment; however, it was omitted in error from the Stage Two report. The assessment of this parcel is set out below.

Parcel ID	Address	Alternative Site Name	GBS Stage One Score	Promoted Site?
22	Land at and immediately surrounding Horton former hospital site	Old cricket pitch Manor; land at Helm Close/Devon Close; and land SE of Oak Glade	4	Yes (parts of parcel)

Parts of this parcel were promoted through the Local Plan Call for Sites exercise. The boundaries of the land parcel, established as part of the Green Belt Study Stage One process, were delineated using strong permanent physical boundaries which are easily identifiable in line with the requirements of the NPPF. As such, the parcel has not been subdivided further to match the submitted site and has been assessed based on its originally defined boundaries.

In line with the methodology used for the Green Belt Study Stage Two, a site proforma has been completed for Parcel 22 and is included below. This proforma sets out the findings of the initial desk-based assessment and site visit.

The initial desk-based assessment included a review of existing primary site constraints as defined by the Epsom and Ewell Constraints Study 2017. These constraints are those which are considered to prevent development of a site taking place and include the following:

- Flood Zone 3b;
- Site of Special Scientific Interest (SSSI);
- Local Nature Reserve (LNR);
- Sites of Nature Conservation Importance (SNCI);
- Ancient Woodland;
- Registered Parks and Gardens; and
- Registered Common Land.

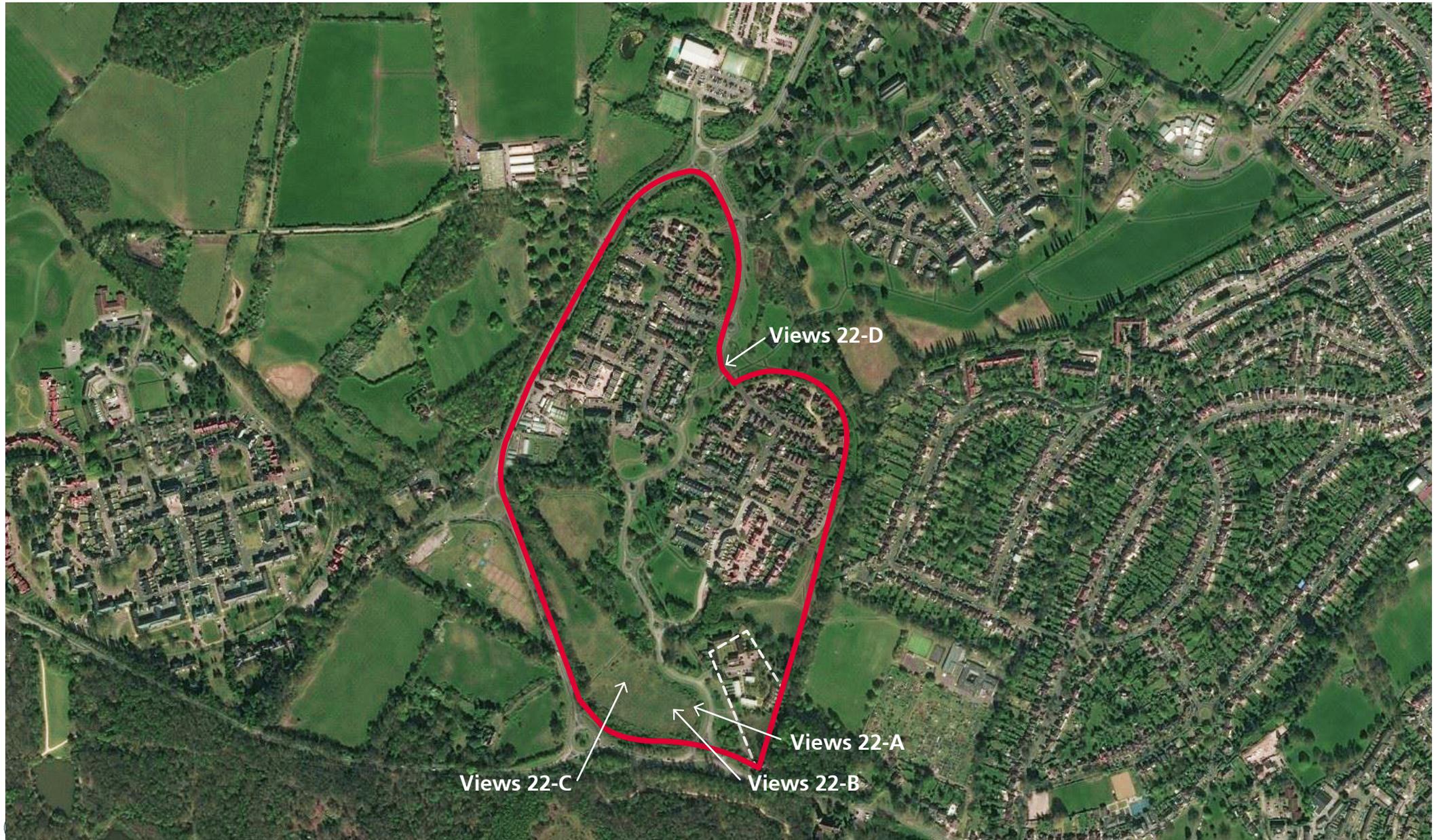
Parcel ID	Address	Alternative Site name	Flood Zone 3b	SSSI	LNR	SNCI	Ancient Woodland	Registered Park and Garden	Registered Common Land
22	Land at and immediately surrounding Horton former hospital site	Old cricket pitch Manor; land at Helm Close/Devon Close; and land SE of Oak Glade	No	No	No	No	No	No	No

Parcel 22 is not subject to any of the existing primary site constraints identified above.

Parcel ID: 22	Name	Stage One Results				
		P1	P2	P3	P4	Overall
Stage Two ID P22	Parcel 22 - Land to the South East of Oak Glade, Christ Church Road and Land at Chertsey Lane, The Old Cricket Pitch, The Manor.	0	0	1	3	4
Current land use:	<ul style="list-style-type: none"> Residential. Informal open space. Unmanaged open space. 					
Primary Constraints:	None					
Designations (including adjacent or nearby heritage or ecology designations):	<ul style="list-style-type: none"> There are no landscape designations. There is a listed building on the western parcel boundary. Part of this parcel includes The Manor Conservation Area This site includes Tree Preservation Orders (TPOs) which coincide with tree belts along the southern boundary and middle of the parcel, there are also scattered TPOs throughout the developed northern section of the parcel. 					
PROW (including informal footpaths)	Bridleway BW29 located to the south of Parcel 21 on the opposite side of Christ Church Road. There is a network of undesignated footpaths.					
Containment and boundaries:	<p>Parcel boundaries include:</p> <ul style="list-style-type: none"> The northern edges of the site are contained by vegetation which contains and screens the residential parts of the site. The eastern edge is defined by the former settlement edge of Epsom adjoining Christ Church Mount. Horton Lane with The Old Moat Garden Centre. The Southern and south-western parcel edge is contained by Horton Lane and the junction with Chertsey Lane/Christ Church Road, which is well vegetated in parts. 					
Baseline landscape character:	<p>Parcel 22 comprising the Manor Park residential area, employment and integrated community care provision. This parcel is located within the National Character Area 114, Thames Basin Lowlands and Surrey County Landscape Character Area LF4, forming part of the north-western edge to the settlement of Epsom, known as the hospital clusters.</p> <p>LF4, titled Horton Rolling Clay Farmland excludes the majority of the built-up northern half of this parcel as an urban area, which has been redeveloped within the footprint of the former hospital buildings. The Parcel adjoins strongly defined and well-maintained landscape parkland on the northern boundary. The southern portion of the site is not representative of LF4 either, as it is no longer in agricultural use and the condition has become partially degraded and disused. The south-eastern portion of the site is made up of reasonably well-maintained areas of open space adjoining the access road, these are not well used spaces and lack function.</p> <p>The site is also influenced by the adjoining Surrey Landscape character area, LW3 - Ashted and Epsom Commons Clay Woodland to the immediate south.</p> <p>The topography is generally flat for the majority of the site (60m AOD), with undeveloped plots contained by roadside earthworks.</p> <p>The landscape structure of Parcel 22, although in places unmanaged, nevertheless provides a strong framework across the whole site with mature trees and spaces which read as former hospital parkland adjacent to the built-form. Those tree belts and mature trees within the development are generally protected by TPOs.</p> <p>At the western end extensive parkland forms a transition to the agricultural fields beyond. It is underlain by clay, wet in places and gently undulates increasingly westwards.</p> <p>The land use is split 50:50 between the newer residential development and the older residential pockets at Cuddington Glade to the south, combined with the underutilised open space to the south of the parcel.</p>					

Parcel ID: 22	Name	Stage One Results				
		P1	P2	P3	P4	Overall
	<p>Parcel 22 is not influenced by the nearby settlement edge of Epsom and is contained by the landscape and boundaries on all sides. There is a visual connection to the wider landscape from the edges of the West Park grounds and from residential dwellings with views out, particularly from upper storeys in the more intensively developed or higher density parts of the development.</p> <p>The Landscape Condition is mixed, with well-managed landscape to the northern half of the parcel, whilst the southern half is more ill-defined in terms of the spaces set around Chertsey Lane and the visible lack of management to the large portion of land located between Chertsey Lane and Horton Lane.</p>					
Typical viewpoints (Examples included on viewpoint map):	<p>Typical Viewpoints include:</p> <ul style="list-style-type: none"> Commercial and other properties located on West Park Road/Horton Lane looking towards the western boundary of Parcel 22 - these are located some distance away. Residential dwellings within Manor Park Cluster development are generally well contained visually by vegetation within the parcel. Residential with more open views of parts of Parcel 22 include properties at Cuddington Glade. Community uses such as Apple Tree Day Care has potential views; Open Space within Manor Park; Views from allotments to the west of Parcel 22, access via West Park Road. Views from the distributor roads including Horton Lane. Employment sites within the parcel including 'The Old Moat Garden Centre' and potentially from businesses within the parcel. 					
Landscape sensitivity: Sensitivity to change	<p>Landscape Sensitivity: The landscape sensitivity of this site varies across differing locations within the parcel. The northern half of the site consists primarily of existing residential development and there is limited scope for change. The southern portion of the site is more likely to change, and the condition is unmanaged in parts, which makes it of Low sensitivity to new development.</p>					
Visual Sensitivity (Sensitive receptors on viewpoint map, denoted with yellow dashed line):	<p>There are a number of residential receptors and a Public Right of Way (PROW) BW29, which would be of medium sensitivity to new development within the parcel itself. The southern portion of the site has less receptors with views onto this part of the site.</p> <p>Visual Sensitivity: The site is of Medium sensitivity due to the high proportion of existing residential development and the design of existing development, which given it is a series of buildings set within the landscape is intended to have views to/from the surrounding area.</p>					
Overall Sensitivity to Development:	<p>Overall the parcel is of Low to Medium Sensitivity to development, combining the Landscape and Visual values noted above. Landscape and Visual changes associated with development would extend the settlement edge of Epsom if the southern section of this parcel were developed.</p> <p>Development proposals would need to be assessed on the basis that it does not adversely impact the landscape setting of the site, given the degraded and unmanaged nature of the southern portion of Parcel 22.</p> <p>The northern residential portion of the parcel has limited opportunity for new, additional development without impacting the existing considered layouts. However, there may be opportunity to review other land elsewhere within the parcel with existing building footprints, reviewing the remaining-built envelope of the clinical building following a detailed Landscape and Visual Impact Assessment of the site.</p> <p>The relationship of this parcel to the surrounding landscape is the important feature to consider. Parcel 22 does not form part a significant gap between neighbourhoods, nor does it form part of a wider series of parcels that contribute to a gap between settlements.</p>					
Potentially suitable for release at this stage?	<p>Yes. Landscape sensitivity is low, visual sensitivity is medium and there is also low to medium sensitivity to development in landscape terms. The parcel does not perform against purpose 1 ('to check the unrestricted sprawl of large built-up areas') or 2 ('to prevent neighbouring towns merging into one another'). The parcel does however play a strong role in preserving the setting of the Conservation Area, scoring 3 in the GBS Stage One against purpose 4 ('to preserve the setting and special character of historic towns'), therefore due consideration should be given to this element of its role in the Green Belt.</p>					

Viewpoint Location Plan



View 22-A View from the vicinity of housing at Cuddington Glade.



View 22-B View from the access road illustrating the neglected southern section of the land parcel.



View 22-C View from the western boundary from Horton Lane.



View 22-D View of the northern boundary with housing set back behind a well-vegetated boundary

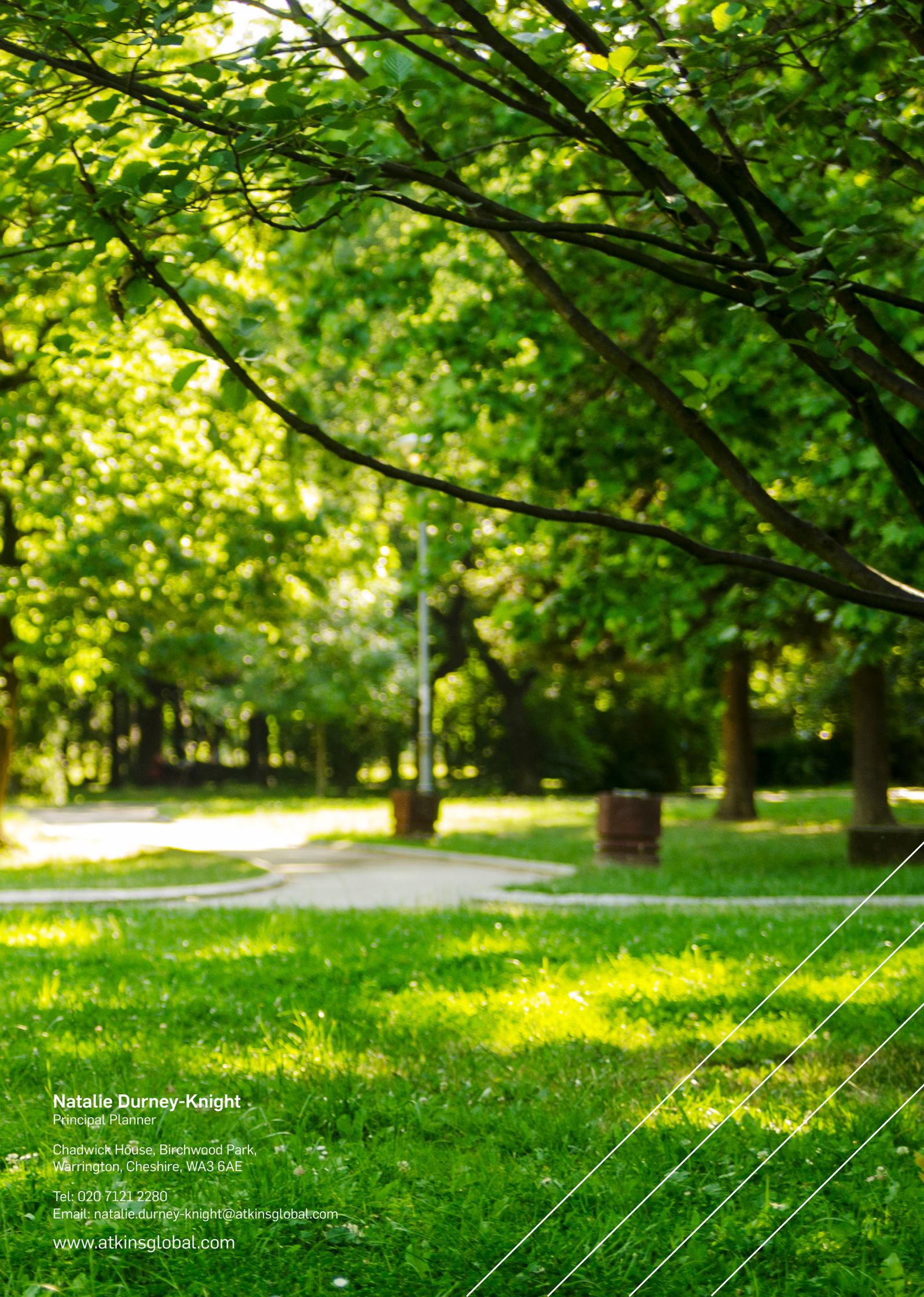


3. Next steps

This addendum report, alongside the Green Belt Study Stage One and Stage Two reports, forms part of a comprehensive suite of evidence base which is being developed to support a review of the Epsom and Ewell Core Strategy.

The Strategic Housing Market Assessment (SHMA), Strategic Housing Land Availability Assessment (SHLAA) and Primary Constraints Study all form a critical part of this evidence base. Careful consideration must therefore be given to the strategy for accommodating future growth in the borough through the development of the Core Strategy review. Options for the future development of the borough will be set out in the forthcoming Final Issues and Options consultation due to take place from October to December 2019.





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