






Technical note:

Croydon Sites Appraisal

1. Background

1. As part of the preparation of the Local Plan, a number of sites which are currently classed as Green Belt or MOL have been identified as holding potential for development. This Technical Note reports on the likely effects of the development of these sites on the Green Belt and Metropolitan Open Land (MOL), with reference to recent Planning Practice Guidance (see Appendix).
2. In total 31 sites have been assessed using two proformas (see below), drawing on the strategic assessment of Green Belt purposes and fulfilment of MOL criteria. In policy terms, Green Belt and MOL are treated in the same way. The professional judgements made are intended to be used in combination with other planning factors to determine overall suitability for site development.
3. The likely degree of harm to the Green Belt and MOL is summarised by the following seven-point scale, reflecting the application of professional judgement in the light of the likely effects of development on its openness and permanence. It is assumed that development will be low-rise residential or commercial.

Degree of Effect	Criteria
	Significant Clear adverse effects of development on physical and/or visual openness and permanence which is unlikely to be able to be 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.

4. The degree of harm which is likely to arise as a result of development can, in principle, be open to mitigation of those effects through, for example, detailed masterplanning proposals (see Appendix for recent Planning Practice Guidance).

2. Assessment Proformas

5. The following proformas are used to appraise the likely effects of development. Table 1 considers the site-specific quality of the Green Belt and MOL. In some instances, this is co-extensive with the strategic parcel within which it sits; here the strategic assessment is reproduced. Where the site is of significantly smaller extent, a bespoke assessment is set out.
6. Table 2 sets out the template used to determine professional judgement on the likely effects of development on the Green Belt and Table 3 the criteria used to assess openness and permanence.

Table 1: Site Assessment Proforma

Location Map and Aerial							
Site Description (land use, condition, degree of openness, boundary quality)	<p>XX</p> <table border="1"> <thead> <tr> <th>Visual Openness</th> <th>Physical Openness</th> <th>Boundary Quality</th> </tr> </thead> <tbody> <tr> <td>XX</td> <td>XX</td> <td>XX</td> </tr> </tbody> </table>	Visual Openness	Physical Openness	Boundary Quality	XX	XX	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						
<p>To check the unrestricted sprawl of large built-up areas</p> <p><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></p>							
<p>To prevent neighbouring towns from merging into one another</p> <p><i>What is the role of the site in preventing the merging of settlements which might occur through a reduction in the distance between them?</i></p>							
<p>To assist in safeguarding the countryside from encroachment</p> <p><i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i></p>							
<p>To preserve the setting and special character of historic towns</p> <p><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></p>							

Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
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>	

Table 2: 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 of removing the site from it?	Narrative stating the likely degree of harm to the Green Belt on a five-point scale as: significant, moderate to significant, moderate, moderate to limited or limited , reflecting the meeting of Green Belt purposes of the site and the strategic parcel(s) affected and the likely impact of development on openness.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Narrative reflecting opportunities to employ strategic and local measures such as landscaping to mitigate the impacts of development on 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.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Narrative in light of site-specific context.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Narrative based on the above assessment.

Table 3: 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	Flat, surrounded by trees and vegetation.
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. Summary of Results

7. The following judgements are made on 31 sites (clusters of sites):

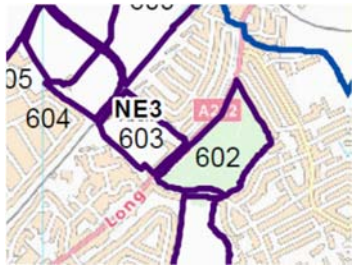
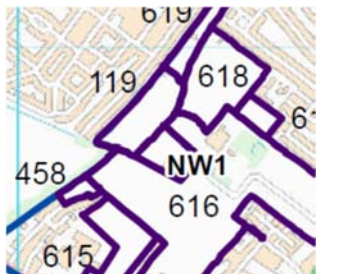
Likely Degree of Harm	Number of Sites (clusters)	Sites (clusters)
Significant	8	927; (635, 636, 638); (760, 762); 763; 498; 693; 498; 824
Moderate to Significant	13	(531, 532, 712, 713); 440; 723; (735, 737); 755; (651, 653, 654, 655, 657, 658); (905, 676, 677); Un-numbered site; 772; 745; 738 (part); (694, 695, 697, 698, 916); (767, 768, 769, 914)
Moderate	3	(740, 741, 742, 743); 764; 535
Moderate to Limited	7	119; (24, 826); 661; 518; 603; 56; 29
Limited	0	-

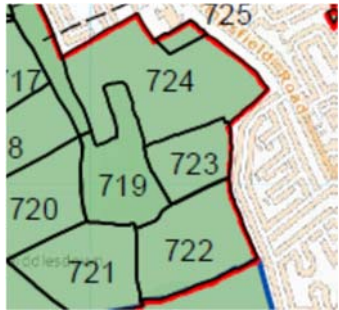
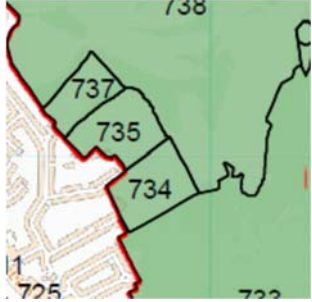
8. Table 4 sets out the results of the assessment of sites which have been identified for detailed appraisal.

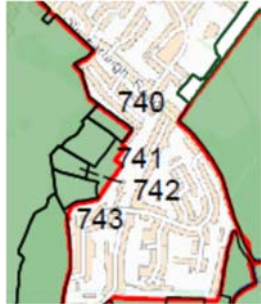
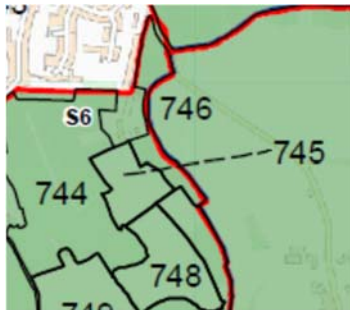
Table 4: Summary of Results of the Appraisal of Contribution to the Green Belt and MOL and Likely Degree of Harm Resulting from Development

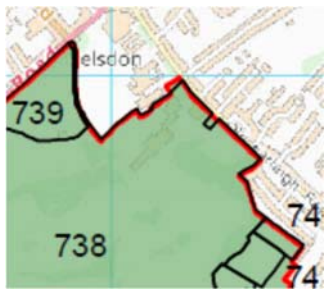
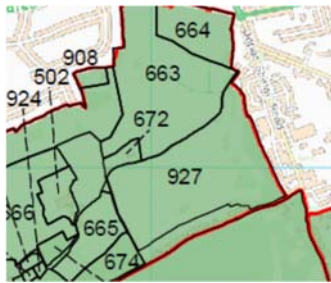
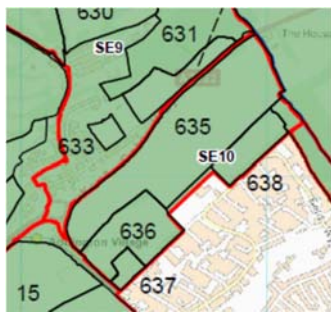
Colour key to degree of harm

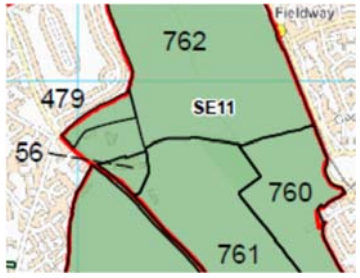
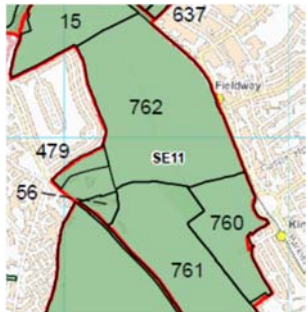
Significant	Moderate to Significant	Moderate	Moderate to Limited	Limited

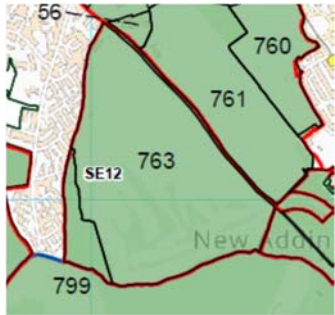


Site number for Stage 2 Review	Site Number in previous GB/MOL review	Within Parcel	Site Map	Overall Green Belt/MOL Contribution	Likely Harm to the Green Belt/MOL
MOL1	603	NE3		The parcel's role as MOL is limited to its potential role as part of a strategic corridor within the ALGG. The precise nature of this role would have to be determined.	Development of the land would result in Moderate to Limited harm to MOL, reflecting its high degree of containment and limited visual connection with the wider MOL to north and south. However, the land is part of a strategic corridor of the ALGG, although the precise nature of this function would have to be determined.
MOL2	119	NW1		The site overall makes a Contribution to MOL criteria, reflecting its size, location and land use.	Development of the land would result in Moderate to Limited harm to MOL, being an erosion of its extent and loss of function. However, the degree of damage is mitigated by the enclosed character of the site and its separation from the wider MOL to the east (allotments and a sports pitch), the south (Croydon Cemetery) and west (Mitcham Common).


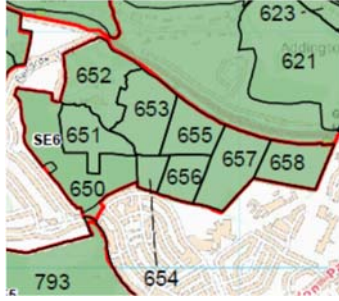
Site number for Stage 2 Review	Site Number in previous GB/MOL review	Within Parcel	Site Map	Overall Green Belt/MOL Contribution	Likely Harm to the Green Belt/MOL
GB2	723	S2		The site makes a Significant Contribution to Green Belt purposes, part of wider land which prevents the further sprawl of unbounded development at Sanderstead, as well as part of wider land that maintains openness between Kenley, Purley and Sanderstead.	Development is judged to result in a Moderate to Significant degree of harm , reflecting erosion of the Green Belt which is strategically significant in containing sprawl and encroachment and maintaining separation. Whilst the site is comparatively small and visually contained, it is part of wider open countryside which is sensitive and vulnerable to incremental erosion.
GB3	735, 737	S6		The sites are part of Green Belt which contains Sanderstead and Selsdon with an unbounded internal character which makes a Significant Contribution to both preventing the further sprawl of development and maintaining the openness of the land which retains a semi-rural character.	Development would result in a Moderate to Significant degree of harm to the Green Belt, removing openness by extending the established built edge of Sanderstead into open land. Whilst the sites are of relatively modest size, and not generally visible, development would be a clear intrusion on openness and incongruous with the land use of the wider parcel.

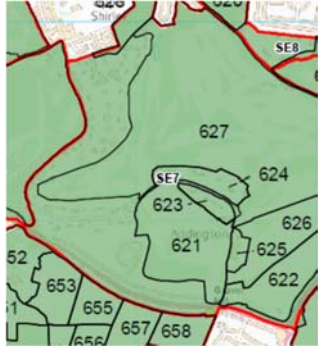
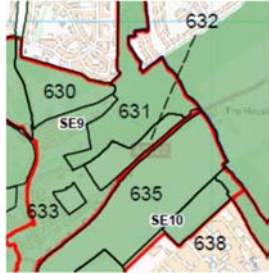
Site number for Stage 2 Review	Site Number in previous GB/MOL review	Within Parcel	Site Map	Overall Green Belt/MOL Contribution	Likely Harm to the Green Belt/MOL
GB4	740, 741, 742, 743	S6		The sites are part of Green Belt which contains Sanderstead and Selsdon with an unbounded internal character which makes a Significant Contribution to both preventing the further sprawl of development and maintaining the openness of the land which retains a semi-rural character.	Development is judged to result in a Moderate harm to the Green Belt, reflecting the broadly enclosed nature of the site, physically and visually, tempered by the presence of an indistinct external boundary which is enclosed by a woodland belt of varying depth. Development would represent a rounding off of the current development footprint.
GB5	745	S6		The site is part of Green Belt which contains Sanderstead and Selsdon with an unbounded internal character which makes a Significant Contribution to both preventing the further sprawl of development and maintaining the openness of the land which retains a semi-rural character.	Development of the site would be an extension to existing built development off Beech Way which is currently washed over by Green Belt. Introduction of further development is judged to result in Moderate to Significant harm , reflecting the unbounded intrusion of development into open land. Removal of Green Belt policy would create an 'island of development' which would be incongruous.

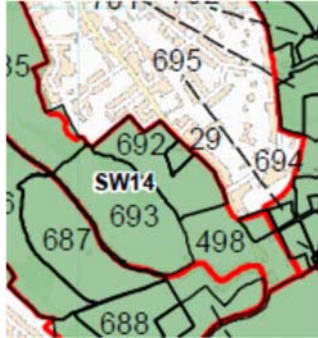
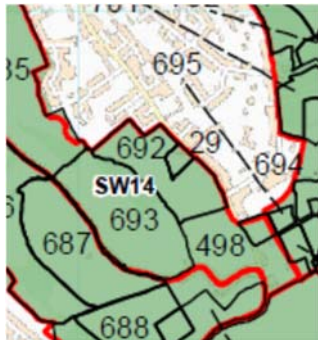
Site number for Stage 2 Review	Site Number in previous GB/MOL review	Within Parcel	Site Map	Overall Green Belt/MOL Contribution	Likely Harm to the Green Belt/MOL
GB6	738 (part)	S6		The site is part of Green Belt which contains Sanderstead and Selsdon with an unbounded internal character which makes a Significant Contribution to both preventing the further sprawl of development and maintaining the openness of the land which retains a semi-rural character.	Development of the site would result in Moderate to Significant harm , reflecting the loss of openness and unbounded character of the site, tempered by the presence of built development which reduces physical and visual openness.
GB7	927	SE1		The parcel, despite having diverse land uses, maintains a high degree of openness and countryside character, preventing encroachment into this open land and containing the urban edge of Shirley.	Development of this site would result in Significant harm to the Green Belt, reflecting the loss of openness which could not readily be mitigated and not be contained by substantial external boundaries. A significant proportion of the wider parcel would be lost, compromising the Green Belt functions of containing sprawl and preventing encroachment.
GB8	635, 636, 638	SE10		The parcel makes a Significant Contribution to Green Belt purposes through its role in preventing encroachment as well as acting as the context for Addington Village.	Development of the site would result in Significant harm to the Green Belt in this location, the result of a reduction in openness which could not be readily ameliorated. This effect would be amplified by topography of the site and the extent of existing urbanisation of land in the vicinity currently washed over by Green Belt.

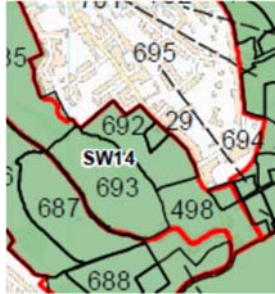
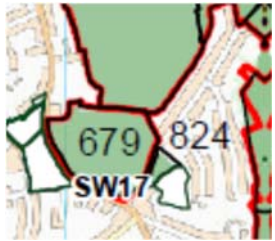

Site number for Stage 2 Review	Site Number in previous GB/MOL review	Within Parcel	Site Map	Overall Green Belt/MOL Contribution	Likely Harm to the Green Belt/MOL
GB9	56	SE11		The site makes a Contribution to the Green Belt as part of wider land which prevents sprawl and maintains separation. The size and enclosure of the site lessens the role.	Development is likely to result in Moderate to Limited harm to the Green Belt, reflecting the previously developed nature of the land and its scale, countered by the absence of clear boundaries to contain the development over the longer term.
GB10	760, 762	SE11		The parcel makes a Significant Contribution to Green Belt purposes through its role in preventing sprawl and encroachment and maintaining separation, as well as acting as part of the context for Addington Village.	Development would result in Significant harm to the Green Belt, removing open land which makes a Significant Contribution to containing sprawl, encroachment into open countryside and maintaining separation between Selsdon and New Addington. The external boundaries to the sites are not substantial to ensure long term containment.

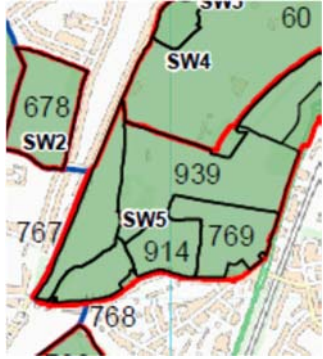
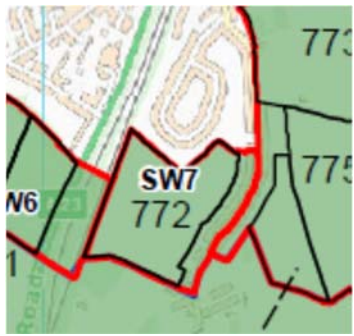
Site number for Stage 2 Review	Site Number in previous GB/MOL review	Within Parcel	Site Map	Overall Green Belt/MOL Contribution	Likely Harm to the Green Belt/MOL
GB11	763	SE12		The parcel makes a Significant Contribution to Green Belt purposes through its role in preventing sprawl and encroachment and maintaining separation.	Development would result in Significant harm to the Green Belt, removing open land which functions to contain sprawl associated with the outer suburbs of Croydon at Selsdon/Forestdale, and maintain separation between these suburbs and New Addington. The existing landscape structure could assist amelioration.
GB12	755	SE13		Whilst the site is of a semi-developed character, it is nevertheless part of the open countryside which acts in combination with Green Belt in Tandridge District preventing encroachment.	The impact of development on this site is judged to result in Moderate to Significant harm to the Green Belt, reflecting the intrusion of built form into open countryside. Whilst the site is currently partially developed, intensification of built form would constitute intrusion open countryside from a site which is largely unbounded.
GB13	535	SE16		The site, whilst of modest size, contributes to maintaining the openness of land in this locality.	The degree of harm to the Green Belt resulting from development is judged to be Moderate , reflecting a combination of the open but largely bounded character of the site. The visual prominence of the site is an issue which would require particular attention.

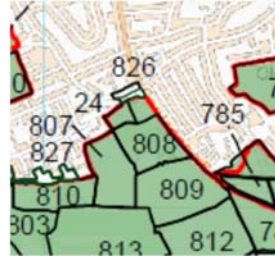
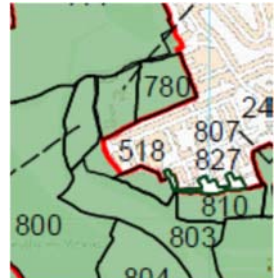
Site number for Stage 2 Review	Site Number in previous GB/MOL review	Within Parcel	Site Map	Overall Green Belt/MOL Contribution	Likely Harm to the Green Belt/MOL
GB14	661	SE1		The site is part of wider open countryside (albeit intruded with various forms of built development) and as such makes a Contribution to the maintenance of openness.	Development of the site is judged to result in Moderate to Limited harm to the Green Belt, reflecting its previously developed and visually enclosed character, moderated by the loss of openness of an isolated site and the absence of a clear western boundary.
GB15	651, 653, 654, 655, 657, 658	SE6		The parcel prevents the further sprawl of development along the A212 and helps to maintain a degree of openness and countryside character.	Development of this suite of sites as a whole would result in Moderate to Significant harm to the Green Belt, arising from the removal of openness from exposed land which prevents sprawl and encroachment. The extent of removal of land associated with the sites, boundary issues to the west, limited opportunity for mitigation and the creation of 'remnant' Green Belt add up to the judged degree of harm.

Site number for Stage 2 Review	Site Number in previous GB/MOL review	Within Parcel	Site Map	Overall Green Belt/MOL Contribution	Likely Harm to the Green Belt/MOL
GB16		SE7		Whilst the land is developed for residential and leisure development, its low density means that the Green Belt prevents intensification of sprawl and continued separation adjacent built up areas. As such overall the land makes a Significant Contribution to the Green Belt.	Development through intensification of this low to medium density residential land would result in Moderate to Significant harm to the Green Belt, reflecting the role of this land in preventing further sprawl and separation of large built areas. De-designation would result in severance of the Green Belt with attendant effects on openness.
GB17	632	SE9		The parcel makes a Significant Contribution to Green Belt purposes through its role in preventing further sprawl and encroachment as well as acting as the context for Addington Village.	Development would result in Significant harm to the Green Belt, notwithstanding the sites relatively small scale. However, the detached location and unbounded character would create localised sprawl and encroachment which could not be ameliorated.

Site number for Stage 2 Review	Site Number in previous GB/MOL review	Within Parcel	Site Map	Overall Green Belt/MOL Contribution	Likely Harm to the Green Belt/MOL
GB19b	693	SW14		The parcel is an important part of remaining open land in this locality, containing adjacent suburban development and connected to wider open land to the south and west. The land is part of the wedge between Coulsdon/Old Coulsdon and Kenley and overall makes a Significant Contribution to Green Belt purposes.	Development is judged to result in Significant harm to the Green Belt, resulting from the intrusion of a large site into Green Belt which prevents sprawl, encroachment and maintains separation.
GB19c	29	SW14		The site makes a Contribution to the Green Belt by virtue of its location within a wider parcel which makes a significant contribution to preventing sprawl, encroachment and merger. The site's relatively small and enclosed character means the contribution is modest but nevertheless present, physically and in principle.	Development of the site through presumed intensification of development would result in Moderate to Limited harm to the Green Belt, reflecting physical intrusion and effect on openness. Whilst the site is visually enclosed, there would still be damage to the openness of the Green Belt meaning that development through Very Special Circumstances is more appropriate than release.

Site number for Stage 2 Review	Site Number in previous GB/MOL review	Within Parcel	Site Map	Overall Green Belt/MOL Contribution	Likely Harm to the Green Belt/MOL
GB19d	498	SW14		The parcel is an important part of remaining open land in this locality, containing adjacent suburban development and connected to wider open land to the south and west. The land is part of the wedge between Coulsdon/Old Coulsdon and Kenley and overall makes a Significant Contribution to Green Belt purposes.	Development is judged to result in Significant harm to the Green Belt, resulting from the intrusion of a large site into Green Belt which prevents sprawl, encroachment and maintains separation.
GB20	824	SW17		The site is locally significant through its role as part of the Old Coulsdon Conservation Area, therefore making a Significant Contribution. The land could be protected through the use of other designations.	Loss of physical and visual openness would lead to Significant harm to the Green Belt in this location which could not be mitigated.
GB21	764	SW3		The land is of a size and location which limits its Green Belt role, emphasised by the redevelopment of land at Cane Hill which encloses the parcel. Nevertheless, there remains a quality of visual and physical openness which means the land retains a limited Green Belt role.	Development is judged to result in Moderate harm to the Green Belt, reflecting the size and isolated character of the site which is offset by its relatively high degree of exposure. Development would require the de-designation of adjacent Green Belt.


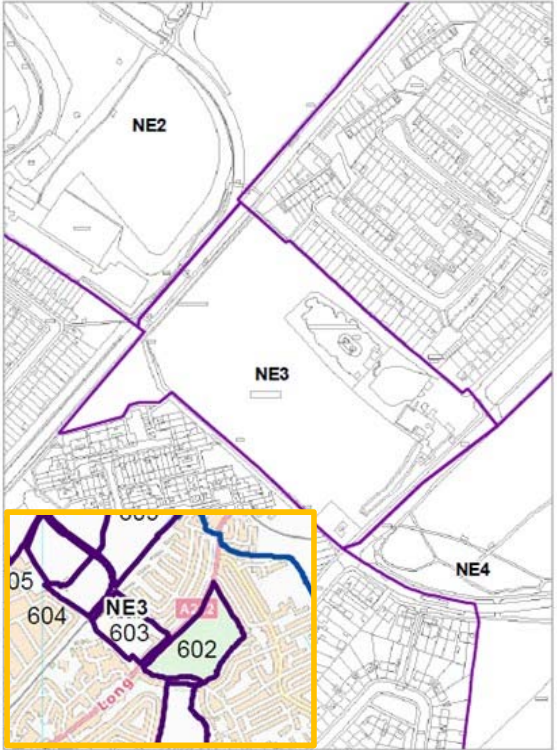
Site number for Stage 2 Review	Site Number in previous GB/MOL review	Within Parcel	Site Map	Overall Green Belt/MOL Contribution	Likely Harm to the Green Belt/MOL
GB22	767, 768, 769, 914	SW5		The land is of a substantial scale which retains the quality of open countryside despite being isolated by built development. Despite being visually enclosed from surrounding roads, with no public access, there are clear views into the parcel from Farthing Down which confirm its open character. Consequently, the Green Belt serves to prevent localised sprawl and encroachment.	Development of these sites would cause Moderate to Significant harm to the Green Belt in this location, compromising visual and physical openness, and constituting localised sprawl and encroachment. Remaining Green Belt to the north would become isolated and lose its function.
GB23	772	SW7		Significant Contribution. The land forms part of the southwestern edge of Coulsdon, preventing sprawl and protecting open countryside from encroachment.	Development of the site would result in Moderate to Significant harm to the Green Belt, reflecting the role of the land in containing the built edge of Coulsdon. Development would add to localised sprawl along the A23 corridor and constitute encroachment into the countryside in this location. Notwithstanding the presence of development to the north and east, development would be difficult to mitigate on this exposed site.

Site number for Stage 2 Review	Site Number in previous GB/MOL review	Within Parcel	Site Map	Overall Green Belt/MOL Contribution	Likely Harm to the Green Belt/MOL
GB24	24, 826	SW9		Notwithstanding the size and degree of visual enclosure of the sites, they nevertheless make a Contribution to the Green Belt through preventing both sprawl and encroachment as part of the wider open countryside in this location.	Development of these sites would result in Moderate to Limited harm to the Green Belt, reflecting the enclosed visual character of the site and the rounding off of settlement form, balanced by the absence of a significant external boundary.
GB25	518	SW9		The Green Belt in this location is part of the transition to open countryside to the southwest. While it has the character of amenity grassland associated with adjacent properties, the site nevertheless makes a Contribution to the Green Belt.	Development of this site would result in Moderate to Limited harm to the Green Belt, reflecting the enclosed visual character of the site and the rounding off of settlement form, balanced by the absence of significant external boundaries.

4. Site Assessment Proformas

MOL1, Site 603, MOL Parcel NE3

Table 1: Site Assessment

Location Map and Aerial			
 <p>© Getmapping plc.</p>		 <p>© Crown Copyright. All rights reserved. Licence number AL10001776.</p>	
Site Description (land use, condition, degree of openness (visual and physical); boundary quality)	Visual Openness	Physical Openness	Boundary Quality
<p>Maintained grass land as a golf facility.</p>	<p>Low - Mixed</p> <p>There are no clear views across because of bunding rising to c.8m.</p>	<p>High - Mixed</p> <p>Some built development associated with a golf facility.</p>	<p>High</p> <p>Bounded by built development to southwest and northwest, tramway to northwest and Long Lane to southeast.</p>

MOL Criteria	Contribution to MOL Criteria / Explanation
	Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<p>Contributes to the physical structure of London</p> <p><i>Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?</i></p>	<p>LIMITED CONTRIBUTION</p> <p>The land has only the most limited role in providing structure for London, being the remnant gap between Woodside and Elmers End.</p>
<p>Includes recreation and other facilities serving either the whole or significant parts of London</p> <p><i>Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?</i></p>	<p>LIMITED CONTRIBUTION</p> <p>The golf driving range is not a recreational facility of strategic importance but may be local importance.</p>
<p>Contains features of national or metropolitan value</p> <p><i>Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?</i></p>	<p>LIMITED CONTRIBUTION</p> <p>The parcel does not contain features of national or metropolitan value.</p>
<p>Is part of Green Infrastructure</p> <p><i>Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?</i></p>	<p>CONTRIBUTION</p> <p>The parcel is part of a strategic link of the ALGG.</p>
<p>Overall Assessment of Contribution to MOL Criteria</p> <p><i>In light of the judgements made on individual criteria, what is the overall contribution of the site to MOL?</i></p>	<p>CONTRIBUTION</p> <p>The parcel's role as MOL is limited to its potential role as part of a strategic corridor within the ALGG. The precise nature of this role would have to be determined.</p>


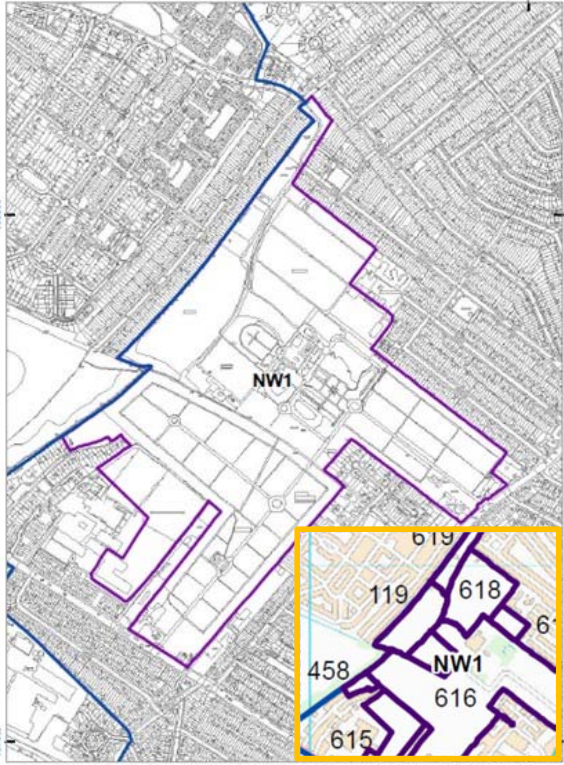
Table 2: Evaluation of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the MOL of removing the site from it?	Development would result in a Moderate to Limited degree of harm to MOL, reflecting the potential role of the land as part of the ALGG and to a lesser extent, removal of part of its function as a local sports facility. Whether there are equivalent facilities in the locality is not known. The land is separated from the wider MOL to the north and south by clear boundaries (hedgerow/fencing).

Evaluation Question	Assessment
To what extent could the consequent impacts on the purposes of the MOL be ameliorated or reduced to the lowest reasonably practicable extent?	Boundary landscaping could be applied to the outer extent of the site.
If this site were to be developed would the adjacent MOL continue to serve at least one MOL criteria, or would the MOL function be undermined by the site's development?	Adjacent MOL to the north (South Norwood Country Park) and south (Long Lane Wood/Ashburton Playing Fields). These areas of MOL would continue to serve their function as MOL.
Can a boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	The site is clearly bounded on all sides. It is assumed that development would comprise the entire site.
Overall Conclusions on the Likely Effects on the MOL of Site Development	Development of the land would result in Moderate to Limited harm to MOL, reflecting its high degree of containment and limited visual connection with the wider MOL to north and south. However, the land is part of a strategic corridor of the ALGG, although the precise nature of this function would have to be determined.

MOL2, Site 119, MOL Parcel NW1

Table 1: Site Assessment

Location Map and Aerial			
			
<p>Site Description (land use, condition, degree of openness (visual and physical); boundary quality)</p> <p>Maintained open grassland, formerly sports pitches.</p>	<p>Visual Openness</p> <p>Mixed</p> <p>Enclosed by built development and hedgerows; interrupted views outwards.</p>	<p>Physical Openness</p> <p>High</p> <p>No built development within.</p>	<p>Boundary Quality</p> <p>Mixed – High</p> <p>Built development to the northwest, otherwise variously hedgerows and Mayfield Road.</p>



MOL Criteria	Contribution to MOL Criteria / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<p>Contributes to the physical structure of London</p> <p><i>Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?</i></p>	<p>CONTRIBUTION</p> <p>The site, by virtue of its scale and location makes a modest, localised contribution to the structure of London.</p>
<p>Includes recreation and other facilities serving either the whole or significant parts of London</p> <p><i>Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?</i></p>	<p>LIMITED CONTRIBUTION</p> <p>The site contains local recreational facilities only.</p>
<p>Contains features of national or metropolitan value</p> <p><i>Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?</i></p>	<p>LIMITED CONTRIBUTION</p> <p>The parcel contains no features of national or metropolitan value.</p>
<p>Is part of Green Infrastructure</p> <p><i>Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?</i></p>	<p>LIMITED CONTRIBUTION</p> <p>The site is not part of the ALGG.</p>
<p>Overall Assessment of Contribution to MOL Criteria</p> <p><i>In light of the judgements made on individual criteria, what is the overall contribution of the site to MOL?</i></p>	<p>CONTRIBUTION</p> <p>The site overall makes a Contribution to MOL criteria, reflecting its size, location and land use.</p>

Table 2: Evaluation of Site Development

Evaluation Question	Assessment
<p>What is the nature and extent of the harm to the MOL of removing the site from it?</p>	<p>Development would result in Moderate to Limited degree of harm to MOL, reflecting the removal of part of its function as a local sports facility. Whether there are equivalent facilities in the locality is not known. The land is separated from the wider MOL by clear boundaries (hedgerow/fencing).</p>
<p>To what extent could the consequent impacts on the purposes of the MOL be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>Boundary landscaping could be applied to the outer extent of the site.</p>

Evaluation Question	Assessment
<p>If this site were to be developed would the adjacent MOL continue to serve at least one MOL criteria, or would the MOL function be undermined by the site's development?</p>	<p>Adjacent MOL to the east (allotments and a sports pitch), to the south (Croydon Cemetery) and west (Mitcham Common) would continue to function as MOL.</p>
<p>Can a boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?</p>	<p>The site is bounded by Mayfield Road to the east, property boundaries to the west and a mature hedgerow to the south, beyond which is Croydon Cemetery. It is assumed that development would comprise the entire site.</p>
<p>Overall Conclusions on the Likely Effects on the MOL of Site Development</p>	<p>Development of the land would result in Moderate to Limited harm to MOL, being an erosion of its extent and loss of function. However, the degree of damage is mitigated by the enclosed character of the site and its separation from the wider MOL to the east (allotments and a sports pitch), the south (Croydon Cemetery) and west (Mitcham Common).</p>



GB1a, Site 440, GB Parcel S4

Table 1: Site Assessment

Location Map and Aerial			
<p>The figure consists of two main maps and an inset. On the left is an aerial photograph showing a large, open grassland area labeled 'S4' in the center, a smaller green field labeled 'S3' to its north-east, and a wooded area labeled 'S2' to its south-west. A red boundary line outlines the site areas. On the right is a cadastral map showing the same area with green shading for S4 and S3, and a red boundary line. An inset map at the bottom right shows a wider area with street names like 'Sanderstead' and 'Rectory Park', and house numbers including 712, 532, 829, 713, 531, 709, 710, 714, and 704. A red star marks the location of 'S4 440'.</p>			
<p>Site Description (land use, condition, degree of openness – visual and physical), boundary quality</p> <p>Improved grassland; landform is steeply sloping over 50m south-westwards to Mitchley Hill.</p>	<p>Visual Openness</p> <p>High</p> <p>Long distance views southward.</p>	<p>Physical Openness</p> <p>High</p> <p>No built development within.</p>	<p>Boundary Quality</p> <p>High - Mixed</p> <p>Bordered by built development, roads (Rectory Park, Mitchley Hill and Barrowdale Drive) and a hedgerow to the north-east.</p>



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>	CONTRIBUTION The land is well-bounded on three sides which strategically prevents localised sprawl.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merging of settlements which might occur through a reduction in the distance between them?</i>	NO CONTRIBUTION The land performs no separation role by reducing the distance 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 land is part of open countryside to the south of Sanderstead, a relationship emphasised by the scale and orientation of the site, offering an expansive vista south-westwards from Borrowdale Drive.
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 There is no Conservation Area in the vicinity.
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 parcel is bounded on all sides, its scale and high degree of visual exposure mean that a connection with the wider countryside and therefore a contribution to openness, is maintained.

Table 2: Evaluation of Site Development

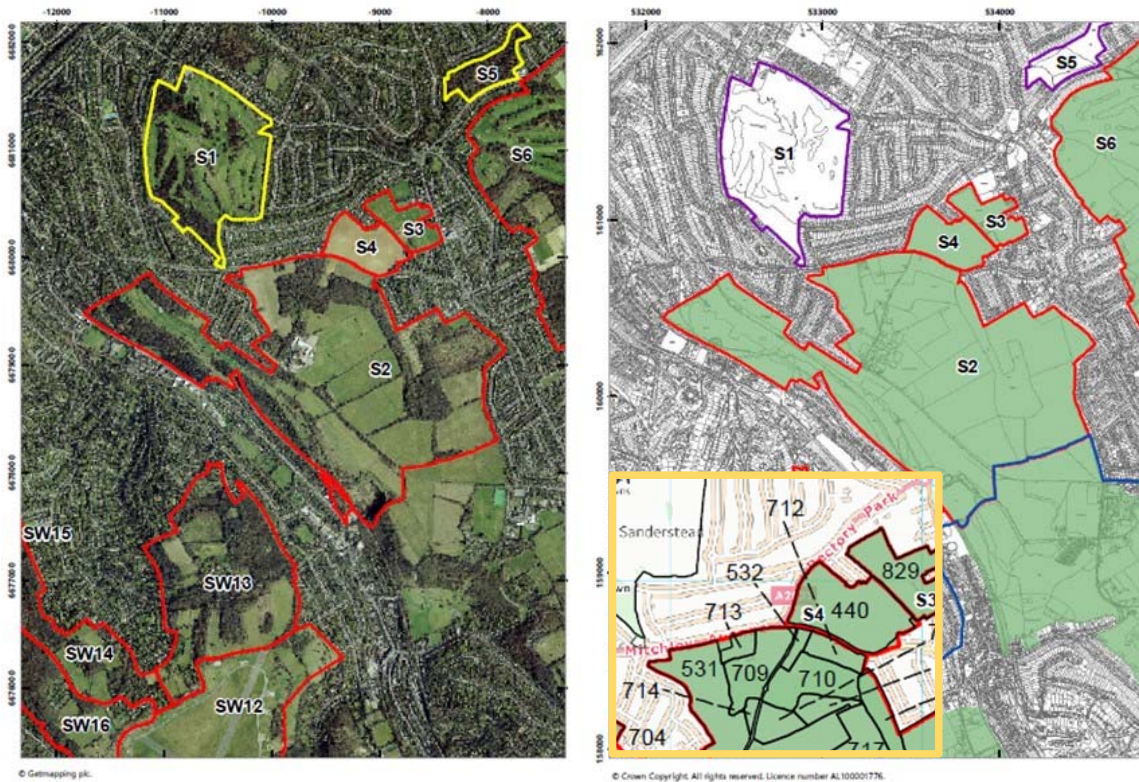
Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Development would result in Moderate to Significant harm to the Green Belt, reflecting the exposed character of the land and the complete removal of openness with limited opportunity for amelioration.

Evaluation Question	Assessment
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	The principal Green Belt issue associated with this site is its degree of exposure, being a steeply sloping site with a high degree of visual openness. Development, apart from boundary treatment, could not be mitigated visually but would be a clearly contained extension of existing built form.
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 across Mitchley Hill would continue to perform its functions of preventing sprawl and encroachment.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	The site is well bounded on all sides.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Whilst the site is of a moderate scale and well bounded on all sides, it has a high degree of visual exposure which makes mitigation challenging. Development is judged to result in Moderate to Significant harm on the Green Belt, reflecting the clear loss of openness on a visually sensitive slope but ameliorated by the contained character of the site and extension of surrounding built form.

GB1b, Sites 531, 532, 712, 713, GB Parcel S2

Table 1: Site Assessment

Location Map and Aerial



Site Description (land use, condition, degree of openness – visual and physical), boundary quality	Visual Openness	Physical Openness	Boundary Quality
<p>These sites comprise pasture (531, 713, 532) and scrub (712).</p>	<p>High - Mixed</p> <p>All sites are on the north-facing slope of land which rises southward towards the plateau of Riddesdown. As such they are exposed to land to the north of the A2022. Mitchley Wood provides a degree of enclosure to the south (east in the case of site 531) along with a school to the south.</p>	<p>High</p> <p>There is no development within these sites.</p>	<p>Mixed – Low</p> <p>All sites are bordered by the clear boundary of the A2022 to the north. Mitchley Wood forms a boundary of all the parcels to a greater or lesser extent.</p>



Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION The various built edges to the east and west, many of which are unbounded, are contained by this land.</p>
<p>To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merging of settlements which might occur through a reduction in the distance between them?</i></p>	<p>SIGNIFICANT CONTRIBUTION The land forms the principal separation between Kenley, Purley and Sanderstead.</p>
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION The land, in general, has an open countryside character which is a part of a wedge of higher ground extending from open countryside to the south. The land plays a significant role in preventing Incremental change to this character.</p>
<p>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></p>	<p>NO CONTRIBUTION There is no Conservation Area in the vicinity.</p>
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION The parcel makes a Significant Contribution to Green Belt purposes, preventing the further sprawl of development from the suburbs of Sanderstead and Purley as well as maintaining openness between Kenley, Purley and Sanderstead.</p>

Table 2: Evaluation of Site Development

Evaluation Question	Assessment
<p>What is the nature and extent of the harm to the Green Belt of removing the site from it?</p>	<p>Development of these sites would result in Moderate to Significant harm to the Green Belt, reflecting the introduction of built form into open countryside, which is of an incoherent form on an exposed north-facing slope with limited</p>

Evaluation Question	Assessment
	substantive boundaries to contain long-term development.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Whilst boundary strengthening, particularly along the A2022 could be employed which would some direct visual impacts, the overall effect on physical and visual openness could not be mitigated.
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 to the south of these sites would continue to serve functions of preventing sprawl and encroachment, although intrusion into the parcel without clear internal boundaries (i.e. more substantial than Mitchley Wood) would undermine the largely undeveloped character of the land.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Generally, the sites can be defined by the woodland edge of Mitchley Wood, but this is a relatively weak boundary, potentially vulnerable to incremental erosion. The boundaries of site 531 are more substantial to the west (urban edge) and south (school).
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Whilst the sites are of a relatively modest size, their configuration, insubstantial southern boundaries and orientation on a north-facing slope means that openness would be compromised. As a whole, development would constitute sprawl into open countryside (albeit localised) and encroachment with no clear long-term containment. As such, development would have a Moderate to Significant degree of harm on the Green Belt.

GB2, Site 723, Green Belt Parcel S2

Table 1: Site Assessment

Location Map and Aerial			
<p>Site Description (land use, condition, degree of openness – visual and physical), boundary quality</p> <p>Field in use as unmanaged rough grassland. Level topography</p>	<p>Visual Openness</p> <p>Mixed</p> <p>The field in itself is of an open character, but visually enclosed to dense hedgerows, woodlands and built development.</p>	<p>Physical Openness</p> <p>High</p> <p>There is no built development.</p>	<p>Boundary Quality</p> <p>Low</p> <p>Enclosed by unmanaged hedgerows, Mitchley Wood and the built edge of Addington.</p>



Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION The unbounded built edge of Sanderstead to the east (Wentworth Way) is contained by this land.</p>
<p>To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merging of settlements which might occur through a reduction in the distance between them?</i></p>	<p>SIGNIFICANT CONTRIBUTION The site forms part of wider land which is the principal separation between Kenley, Purley and Sanderstead.</p>
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION The site is part of wider open land which plays a significant role in preventing Incremental change to this character.</p>
<p>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></p>	<p>NO CONTRIBUTION There is no Conservation Area in the vicinity.</p>
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION The site makes a Significant Contribution to Green Belt purposes, part of wider land which prevents the further sprawl of unbounded development at Sanderstead, as well as part of wider land that maintains openness between Kenley, Purley and Sanderstead.</p>


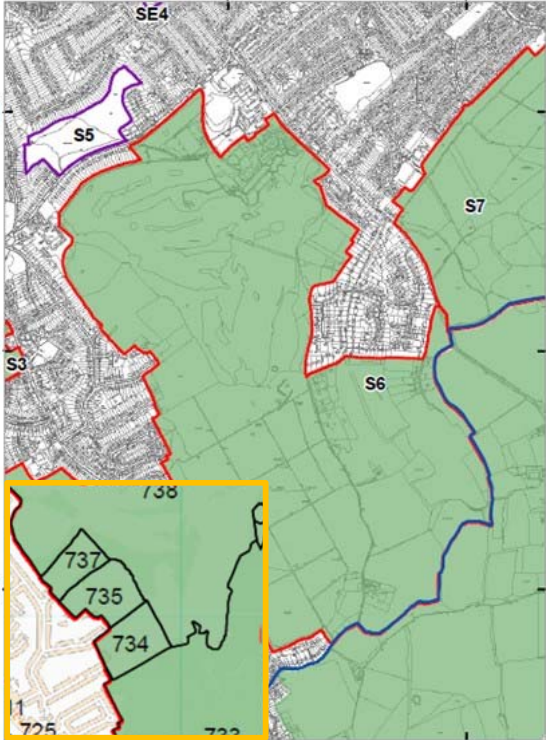
Table 2: Evaluation of Site Development

Evaluation Question	Assessment
<p>What is the nature and extent of the harm to the Green Belt of removing the site from it?</p>	<p>Harm to the Green Belt is judged to be Moderate to Significant reflecting the open character of the land which would be damaged by development and its role as part of wider open countryside in this locality.</p>

Evaluation Question	Assessment
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Further boundary planting would visually enclose development on this flat 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 wider Green Belt would continue to perform its functions of preventing sprawl and encroachment and maintaining separation. Incremental erosion would diminish this role through fragmentation, of the Green Belt to the north.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	The boundaries to the site, whilst clearly defined are not substantive.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development is judged to result in Moderate to Significant harm, reflecting erosion of the Green Belt which is strategically significant in containing sprawl and encroachment and maintaining separation. Whilst the site is comparatively small and visually contained, it is part of wider open countryside which is sensitive and vulnerable to incremental erosion.

GB3, Sites 735, 737, Green Belt Parcel S6

Table 1: Site Assessment

Location Map and Aerial			
 <p>© Getmapping pl.</p>		 <p>© Crown Copyright. All rights reserved. Licence number AL100001776.</p>	
<p>Site Description (land use, condition, degree of openness – visual and physical), boundary quality</p> <p>Scrub encroaching on rough grassland. Undulating over 15m.</p>	<p>Visual Openness</p>	<p>Physical Openness</p>	<p>Boundary Quality</p>
	<p>Low – Mixed</p> <p>Encroaching scrub interrupts views across. Very limited views in (from Sanderstead Court Avenue only).</p>	<p>High</p> <p>No evidence of built development.</p>	<p>Mixed</p> <p>Contained by the built edge of Sanderstead to the west, a boundary with a sports facility to the south; otherwise no evidence of substantive boundaries to the north or east.</p>



Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION This very substantial parcel forms the transition between the built-up suburbs of Selsdon and Sanderstead and open countryside to the south towards Warlingham. As such the land contains these areas from further unrestricted expansion.</p>
<p>To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merging of settlements which might occur through a reduction in the distance between them?</i></p>	<p>CONTRIBUTION The land makes a Contribution to the continued separation of Sanderstead, Selsdon and Warlingham.</p>
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION The land is part of open countryside to the south of Sanderstead and Selsdon which extends into Tandridge District.</p>
<p>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></p>	<p>NO CONTRIBUTION There is no Conservation Area in the vicinity.</p>
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION The sites are part of Green Belt which contains Sanderstead and Selsdon with an unbounded internal character which makes a Significant Contribution to both preventing the further sprawl of development and maintaining the openness of the land which retains a semi-rural character.</p>

Table 2: Evaluation of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Development would result in Moderate to Significant harm to the Green Belt, removing openness by extending the established built edge of Sanderstead into unbounded open land,

Evaluation Question	Assessment
	notwithstanding the visual enclosure of the land by scrub woodland.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Various landscaping strategies could be employed to 'conceal' the development.
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 to the east would continue to prevent sprawl and encroachment in this locality.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Notwithstanding the presence of various woodland edges, there are no clear, substantive boundaries to the north or east which would contain development over the long term.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development would result in Moderate to Significant harm to the Green Belt, removing openness by extending the established built edge of Sanderstead into open land. Whilst the sites are of relatively modest size, and not generally visible, development would be a clear intrusion on openness and incongruous with the land use of the wider parcel.

GB4, Sites 740, 741, 742, 743, Green Belt Parcel S6

Table 1: Site Assessment

Location Map and Aerial			
<p>Site Description (land use, condition, degree of openness (visual and physical), boundary quality)</p> <p>Open grassland/grazing land and scrub, falling west to east over 10m.</p>	<p>Visual Openness</p> <p>Mixed - Low</p> <p>The sites are visually enclosed by substantial tree belts.</p>	<p>Physical Openness</p> <p>High</p> <p>There is no evidence of built development.</p>	<p>Boundary Quality</p> <p>Mixed - Low</p> <p>The sites are bounded by irregular property boundaries to the east, a belt of woodland to the west and property boundaries to the north and south.</p>



Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION The sites are part of a substantial parcel which forms the transition between the built-up suburbs of Selsdon and Sanderstead and open countryside to the south towards Warlingham. As such the land contains these areas from further unrestricted expansion.</p>
<p>To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merging of settlements which might occur through a reduction in the distance between them?</i></p>	<p>CONTRIBUTION The land makes a Contribution to the continued separation of Sanderstead, Selsdon and Warlingham.</p>
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION The land is part of open countryside to the south of Sanderstead and Selsdon which extends into Tandridge District.</p>
<p>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></p>	<p>NO CONTRIBUTION There is no Conservation Area in the vicinity.</p>
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION The sites are part of Green Belt which contains Sanderstead and Selsdon with an unbounded internal character which makes a Significant Contribution to both preventing the further sprawl of development and maintaining the openness of the land which retains a semi-rural character.</p>


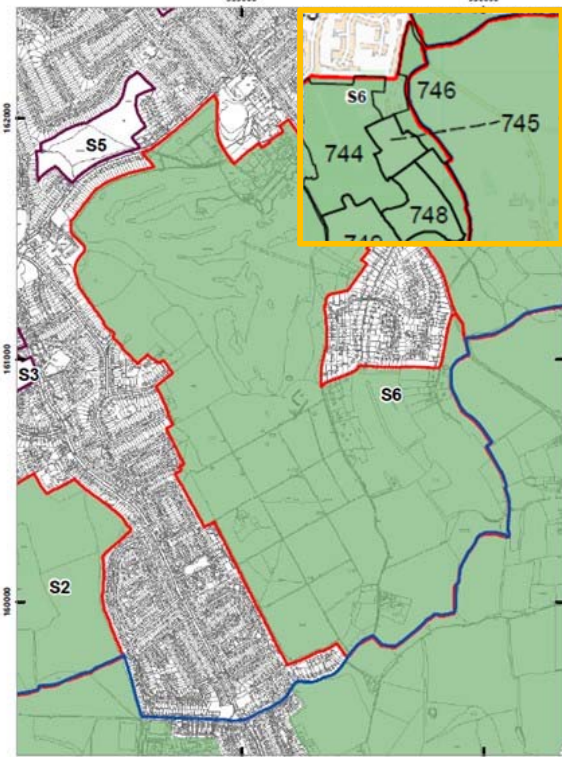
Table 2: Evaluation of Site Development

Evaluation Question	Assessment
<p>What is the nature and extent of the harm to the Green Belt of removing the site from it?</p>	<p>Development of these sites (taken together) would result in Moderate harm to the Green Belt, reflecting the loss of openness of strategically significant Green Belt, tempered by their semi-bounded character and the potential for rounding-off of the local development footprint.</p>

Evaluation Question	Assessment
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	The visually enclosed character of the sites means that impacts could be further limited by additional planting.
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 to the west would continue to contain sprawl and encroachment.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Whilst the site is bounded to the north and south by property boundaries, there appears to be an indistinct eastern boundary, whilst the western boundary comprises a woodland belt with no other contiguous boundary feature.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development is judged to result in a Moderate harm to the Green Belt, reflecting the broadly enclosed nature of the site, physically and visually, tempered by the presence of an indistinct external boundary which is enclosed by a woodland belt of varying depth. Development would represent a rounding off of the current development footprint.

GB5, Site 745, Green Belt Parcel S6

Table 1: Site Assessment

Location Map and Aerial			
 <p>© Getmapping plc.</p>		 <p>© Crown Copyright. All rights reserved. Licence number AL100001776.</p>	
<p>Site Description (land use, condition, degree of openness (visual and physical); boundary quality)</p> <p>Rough grazing; largely level site off Beech Way.</p>	<p>Visual Openness</p> <p>Mixed</p> <p>Site is enclosed by a property boundary to the north, dense woodland to east and west.</p>	<p>Physical Openness</p> <p>High</p> <p>No evidence of built development.</p>	<p>Boundary Quality</p> <p>Mixed</p> <p>Property boundary, dense woodland; open to the south.</p>
	<p>Green Belt Purpose</p>		<p>Contribution to Green Belt Purposes / Explanation</p> <p>Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u>, with accompanying narrative</p>
<p>To check the unrestricted sprawl of large built-up areas</p> <p><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></p>		<p>SIGNIFICANT CONTRIBUTION</p> <p>The site is part of a substantial parcel which forms the transition between the built-up suburbs of Selsdon and Sanderstead and open countryside to the south</p>	



Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
	towards Warlingham. As such the land contains these areas from further unrestricted expansion.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merging of settlements which might occur through a reduction in the distance between them?</i>	CONTRIBUTION The land makes a Contribution to the continued separation of Sanderstead, Selsdon and Warlingham.
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>	SIGNIFICANT CONTRIBUTION The land is part of open countryside to the south of Sanderstead and Selsdon which extends into Tandridge District.
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 There is no Conservation Area in the vicinity.
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 is part of Green Belt which contains Sanderstead and Selsdon with an unbounded internal character which makes a Significant Contribution to both preventing the further sprawl of development and maintaining the openness of the land which retains a semi-rural character.

Table 2: Evaluation of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Notwithstanding the relatively modest size of the site, the harm to the Green Belt is judged to be Moderate to Significant, reflecting the intrusion of development into open land which is not clearly bounded.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	The site is already visually enclosed.

Evaluation Question	Assessment
<p>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?</p>	<p>The wider Green Belt would continue to prevent sprawl and encroachment but be compromised in this locality.</p>
<p>Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?</p>	<p>There is no clear boundary to the south of the site, with boundaries to the east and west being woodland edges.</p>
<p>Overall Conclusions on the Likely Effects on the Green Belt of Site Development</p>	<p>Development of the site would be an extension to existing built development off Beech Way which is currently washed over by Green Belt. Introduction of further development is judged to result in Moderate to Significant harm, reflecting the unbounded intrusion of development into open land. Removal of Green Belt policy would create an 'island of development' which would be incongruous.</p>



GB6, Site 738 (part, Selsdon Estate), Green Belt Parcel S6

Table 1: Site Assessment

Location Map and Aerial			
<p>Site Description (land use, condition, degree of openness – visual and physical), boundary quality</p> <p>Variouly, golf course, clubhouse, hotel, leisure facilities, courts etc.</p> <p>NOTE – precise site boundaries have not been specified.</p>	<p>Visual Openness</p> <p>Mixed</p> <p>Interrupted views by substantial belts of vegetation associated with the environs of the house and golf course.</p>	<p>Physical Openness</p> <p>Mixed</p> <p>Hotel and associated buildings.</p>	<p>Boundary Quality</p> <p>Mixed – Low</p> <p>There are no apparent clear external boundaries to the southwest or south, whilst the site is clearly bounded to the northwest and northeast.</p>



Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION The site is part of a substantial parcel which forms the transition between the built-up suburbs of Selsdon and Sanderstead and open countryside to the south towards Warlingham. As such the land contains these areas from further unrestricted expansion.</p>
<p>To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merging of settlements which might occur through a reduction in the distance between them?</i></p>	<p>CONTRIBUTION The land makes a Contribution to the continued separation of Sanderstead, Selsdon and Warlingham.</p>
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION The land is part of open countryside to the south of Sanderstead and Selsdon which extends into Tandridge District.</p>
<p>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></p>	<p>NO CONTRIBUTION There is no Conservation Area in the vicinity.</p>
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION The site is part of Green Belt which contains Sanderstead and Selsdon with an unbounded internal character which makes a Significant Contribution to both preventing the further sprawl of development and maintaining the openness of the land which retains a semi-rural character.</p>

Table 2: Evaluation of Site Development

Evaluation Question	Assessment
<p>What is the nature and extent of the harm to the Green Belt of removing the site from it?</p>	<p>Harm to the Green Belt is judged to be Moderate to Significant, reflecting the absence of external boundaries to the site (extent currently undefined) meaning that there is no guarantee of the containment of development over the longer term. Equally, development will damage the openness of</p>

Evaluation Question	Assessment
	the Green Belt, albeit ameliorated by the current presence of built development (precise mix and footprint uncertain).
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	The site is already visually enclosed.
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 prevent sprawl and encroachment but be compromised in this locality.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	There is no clear boundary to the southwest and south of the site.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of the site would result in Moderate to Significant harm , reflecting the loss of openness and unbounded character of the site, tempered by the presence of built development which reduces physical and visual openness.



GB7, Site 927, Green Belt Parcel SE1

Table 1: Site Assessment

Location Map and Aerial			
<p>The figure consists of two maps. The left map is an aerial photograph with a red outline delineating the site boundary, which includes parcels SE1, SE2, SE3, SE4, SE6, and SE7. Yellow outlines highlight parcels NE4 and NE6. The right map is a cadastral map showing the same area with parcel numbers (e.g., 927, 664, 663, 672, 665, 674, 908, 502, 924, 666) and colored boundaries: red for the site, yellow for NE4/NE6, and purple for other parcels. Grid coordinates are visible on both maps.</p>			
<p>Site Description (land use, condition, degree of openness (visual and physical); boundary quality)</p> <p>Golf course (part of Shirley Park Golf Course). Undulating landform.</p>	<p>Visual Openness</p>	<p>Physical Openness</p>	<p>Boundary Quality</p>
	<p>Mixed</p> <p>Views across interrupted by various belts of vegetation and topography.</p>	<p>High</p> <p>No built development apparent.</p>	<p>Low – Mixed</p> <p>Whilst bounded to the southeast and northeast by property boundaries, to the southwest and northwest, the boundaries are not defined by substantive physical features.</p>



Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION The size and open character of the parcel and its containment of built edge of Croydon at Addiscombe and Shirley means that it makes a Significant Contribution to this purpose.</p>
<p>To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merging of settlements which might occur through a reduction in the distance between them?</i></p>	<p>LIMITED CONTRIBUTION Despite the parcel's size, there is no clear separation role.</p>
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION The parcel plays an important role in preventing incremental change within a substantial area of open land which, despite having diverse uses retains a high degree of open countryside character.</p>
<p>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></p>	<p>LIMITED CONTRIBUTION The parcel plays no clear role in this respect.</p>
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION The parcel, despite having diverse land uses, maintains a high degree of openness and countryside character, preventing encroachment into this open land and containing the urban edge of Shirley.</p>


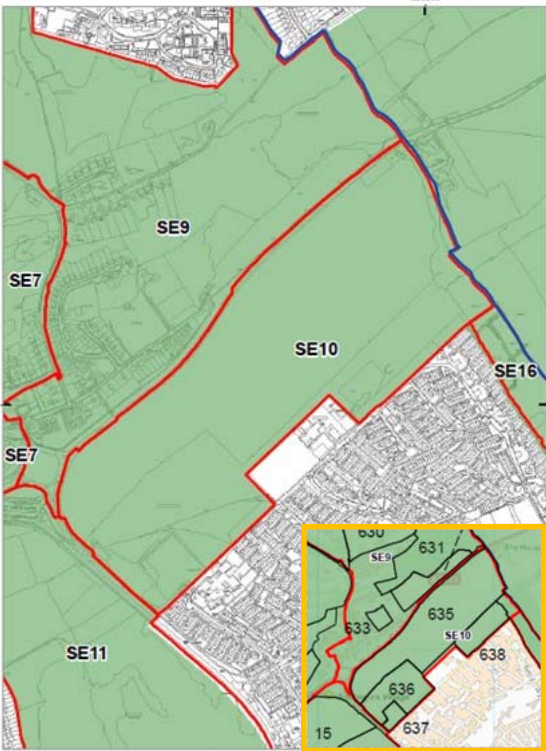
Table 2: Evaluation of Site Development

Evaluation Question	Assessment
<p>What is the nature and extent of the harm to the Green Belt of removing the site from it?</p>	<p>Development would result in Significant harm to the Green Belt in this location reflecting the unbounded intrusion of the built extent of Shirley into open land.</p>
<p>To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>Whilst boundary and internal planting could ameliorate some immediate visual effects, the loss of</p>

Evaluation Question	Assessment
	openness and erosion of the function of the wider parcel cannot be ameliorated.
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 west would continue to prevent sprawl and encroachment but would be compromised in role.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Development would extend into open land with no significant features to define its extent.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of this site would result in Significant harm to the Green Belt, reflecting the loss of openness which could not readily be mitigated and not be contained by substantial external boundaries. A significant proportion of the wider parcel would be lost, compromising the Green Belt functions of containing sprawl and preventing encroachment.

GB8, Sites 635, 636, 638, Parcel SE10

Table 1: Site Assessment

Parcel Reference / Location			
 <p>© Getmapping plc.</p>		 <p>© Crown Copyright. All rights reserved. Licence number AL100001776.</p>	
Description (land use, degree of openness, boundary quality)	Visual Openness	Physical Openness	Boundary Quality
	<p>High - Mixed</p> <p>Generally high, particular towards the east; topography and vegetation blocks views from the A2022 to New Addington.</p>	<p>High</p> <p>There is no built development.</p>	<p>High</p> <p>Bordered by the A2022 and the edge of New Addington. Woodland (Birch Wood) to the east, with a shared boundary with Bromley Borough.</p>



Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<p>To check the unrestricted sprawl of large built-up areas <i>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i></p>	<p>CONTRIBUTION The parcel contains the built edge of New Addington.</p>
<p>To prevent neighbouring towns from merging into one another <i>What is the role of the parcel in preventing the merging of settlements which might occur through a reduction in the distance between them?</i></p>	<p>CONTRIBUTION The parcel is part of wider land which maintains openness between Shirley and New Addington.</p>
<p>To assist in safeguarding the countryside from encroachment <i>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i></p>	<p>SIGNIFICANT CONTRIBUTION The parcel is of an open countryside character, shared with Green Belt within Bromley Borough.</p>
<p>To preserve the setting and special character of historic towns <i>What is the role of the parcel 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></p>	<p>SIGNIFICANT CONTRIBUTION The parcel forms the southerly context for the Addington village Conservation Area.</p>
<p>To assist in urban regeneration by encouraging the recycling of derelict and other urban land</p>	<p>NO CONTRIBUTION There is no derelict land in the vicinity.</p>
<p>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 parcel to the Green Belt?</i></p>	<p>SIGNIFICANT CONTRIBUTION The parcel makes a Significant Contribution to Green Belt purposes through its role in preventing encroachment as well as acting as the context for Addington Village.</p>


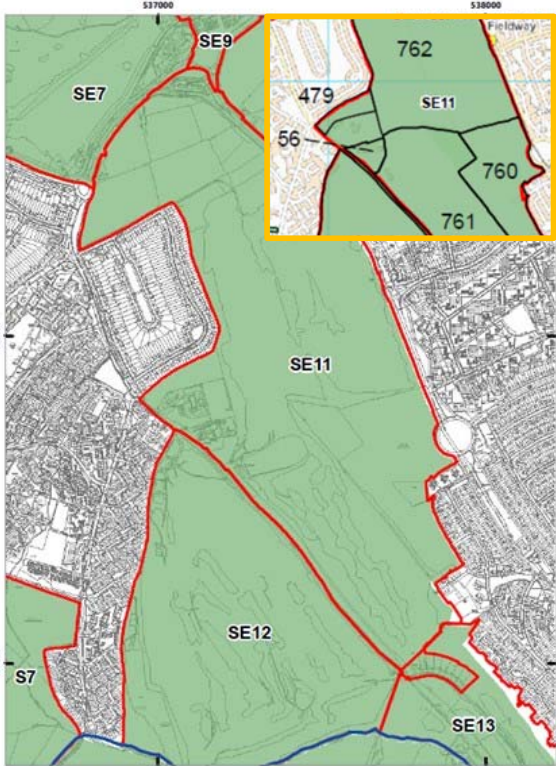
Table 2: Evaluation of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Development of the site is judged to result in Significant harm to the Green Belt, reflecting the role of the parcel in preventing encroachment into open

Evaluation Question	Assessment
	countryside, localised sprawl along the A2022, as well locally providing the context for Addington village.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Whilst tree planting could serve to soften visual impacts, the reduction in openness cannot be ameliorated, in turn exaggerated by the rising topography towards New Addington from the A2022.
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 to the east (within Bromley Borough) would continue to serve the function of maintaining openness, as would Green Belt to the west to containing New Addington. However, urbanisation of the locality would be apparent, particularly in light of the presence of development washed over by Green Belt at Addington village and the wider area.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	The site is clearly bounded to the west and north by roads, and to a lesser extent to the east by a substantial woodland belt.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of the site would result in Significant harm to the Green Belt in this location, the result of a reduction in openness which could not be readily ameliorated. This effect would be amplified by topography of the site and the extent of existing urbanisation of land in the vicinity currently washed over by Green Belt.

GB9, Site 56, Green Belt Parcel SE11

Table 1: Site Assessment

Location Map and Aerial			
 <p>© Getmapping plc.</p>		 <p>© Crown Copyright. All rights reserved. Licence number AL100001776.</p>	
<p>Description (land use, degree of openness, boundary quality)</p> <p>Developed site (single storey building and car park) with some managed grassland.</p>	<p>Visual Openness</p> <p>Medium</p> <p>Site enclosed by boundary vegetation to the north and east.</p>	<p>Physical Openness</p> <p>Low</p> <p>Built form covers half the site.</p>	<p>Boundary Quality</p> <p>Mixed</p> <p>Substantial woodland boundaries to the north and east.</p>
	<p>Green Belt Purpose</p>		<p>Contribution to Green Belt Purposes / Explanation</p> <p>Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u>, with accompanying narrative</p>
<p>To check the unrestricted sprawl of large built-up areas</p> <p><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></p>		<p>CONTRIBUTION</p> <p>The site is physically detached from the large built up area to the north and east but development would contribute to localised sprawl (notwithstanding the</p>	



Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
	already developed nature of the site), should it be removed from the Green Belt.
<p>To prevent neighbouring towns from merging into one another</p> <p><i>What is the role of the site in preventing the merging of settlements which might occur through a reduction in the distance between them?</i></p>	<p>CONTRIBUTION</p> <p>The site is part of and maintains separation between Selsdon (Forestdale) and New Addington, although the size and development character of the site reduces this role.</p>
<p>To assist in safeguarding the countryside from encroachment</p> <p><i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i></p>	<p>LIMITED CONTRIBUTION</p> <p>The site, reflecting its developed character and enclosure, is not directly part of open countryside.</p>
<p>To preserve the setting and special character of historic towns</p> <p><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></p>	<p>NO CONTRIBUTION</p> <p>The site makes no contribution to the setting and character of a settlement.</p>
<p>Overall Assessment of Contribution to Green Belt Purposes</p> <p><i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i></p>	<p>CONTRIBUTION</p> <p>The site makes a Contribution to the Green Belt as part of wider land which prevents sprawl and maintains separation. The size and enclosure of the site lessens the role.</p>

Table 2: Evaluation of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	The developed character of the site means that there is likely to be Moderate to Limited harm to the Green Belt, but it is unbounded raising issues of permanence.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Development is likely to further reduce openness of the land.

Evaluation Question	Assessment
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 of which this site is a part would continue to prevent sprawl, encroachment and maintain separation.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Whilst the site is visually contained by a dense woodland belt which provides enclosure this is not a substantive boundary.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development is likely to result in Moderate to Limited harm to the Green Belt, reflecting the previously developed nature of the land and its scale, countered by the absence of clear boundaries to contain the development over the longer term.

GB10, Sites 760, 762, Green Belt Parcel SE11

Table 1: Site Assessment

Location Map and Aerial			
<p>Site Description (land use, condition, degree of openness, boundary quality)</p> <p>Golf course (762) and managed grassland (760) on rising land North – South over 50m</p>	<p>Visual Openness</p> <p>High</p> <p>Some tree belts associated with the golf course, other exposed visually.</p>	<p>Physical Openness</p> <p>High</p> <p>There appears to be no built development.</p>	<p>Boundary Quality</p> <p>High – Mixed</p> <p>Woodland belts define southwestern boundaries of 760 and 762; hedgerows to the north of 762; otherwise between large built-up areas.</p>



Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION The parcel contains the built edge of New Addington and Forestdale.</p>
<p>To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merging of settlements which might occur through a reduction in the distance between them?</i></p>	<p>SIGNIFICANT CONTRIBUTION The parcel maintains separation between Selsdon (Forestdale) and New Addington.</p>
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION The parcel is of an open countryside character which is vulnerable to encroachment.</p>
<p>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></p>	<p>CONTRIBUTION The parcel forms part of the south-westerly context of the Addington village Conservation Area, although this is disrupted by A2022 and the transport interchange.</p>
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION The parcel makes a Significant Contribution to Green Belt purposes through its role in preventing sprawl and encroachment and maintaining separation, as well as acting as part of the context for Addington Village.</p>

Table 2: Evaluation of Site Development

Evaluation Question	Assessment
<p>What is the nature and extent of the harm to the Green Belt of removing the site from it?</p>	<p>Development of these sites would result in Significant harm to the Green Belt, removing open land which makes a Significant Contribution to containing sprawl, encroachment into open countryside and maintaining separation between Selsdon and New Addington.</p>

Evaluation Question	Assessment
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	The impacts of development could not be ameliorated.
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 to the north and south would become compromised in its function. To the north, the Green Belt would be severed from the wider Green Belt to the south. Green Belt to the south would become reduced in width and thereby not perform its current separation role to the same extent.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Varying woodland/hedge boundaries exist which could be strengthened but none are substantive.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development would result in Significant harm to the Green Belt, removing open land which makes a Significant Contribution to containing sprawl, encroachment into open countryside and maintaining separation between Selsdon and New Addington. The external boundaries to the sites are not substantial to ensure long term containment.

GB11, Site 763, Parcel SE12

Table 1: Site Assessment

Location Map and Aerial			
<p>Site Description (land use, condition, degree of openness (visual and physical), boundary quality)</p> <p>Golf course (Addington Court Golf Centre (South)) and dense woodland. Rising landform northeast to southwest.</p>	<p>Visual Openness</p> <p>High – Mixed</p> <p>Generally high, in particular towards the north on exposed flank. Vegetation blocks views across, particularly to the south.</p>	<p>Physical Openness</p> <p>High</p> <p>Limited built development within</p>	<p>Boundary Quality</p> <p>High - Mixed</p> <p>Bordered by Featherbed Lane and the built edge of Forestdale. Woodland edge to the south, a boundary shared with Tandridge District.</p>



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 parcel 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 parcel contains the built edge of Forestdale.
To prevent neighbouring towns from merging into one another <i>What is the role of the parcel in preventing the merging of settlements which might occur through a reduction in the distance between them?</i>	SIGNIFICANT CONTRIBUTION The parcel maintains separation between Selsdon (Forestdale) and New Addington.
To assist in safeguarding the countryside from encroachment <i>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	SIGNIFICANT CONTRIBUTION The parcel is of an open countryside character which is vulnerable to encroachment. The land is part of open countryside extending south into Tandridge District.
To preserve the setting and special character of historic towns <i>What is the role of the parcel 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 parcel performs no role in this respect.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	NO CONTRIBUTION There is no derelict land in the vicinity.
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 parcel to the Green Belt?</i>	SIGNIFICANT CONTRIBUTION The parcel makes a Significant Contribution to Green Belt purposes through its role in preventing sprawl and encroachment and maintaining separation.

Table 2: Evaluation of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Development would result in significant harm to the Green Belt, reflecting the role of the land in preventing sprawl, encroachment and maintaining

Evaluation Question	Assessment
	separation. The openness of the land would be entirely compromised.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	The site is well bounded on all sides and has a mature internal landscape structure which could form the basis for accommodating development.
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 to the south, which is part of open countryside within Tandridge District, would continue to function, preventing sprawl and encroachment. Green Belt to the east and north across Featherbed Lane would be significantly compromised, being left as a relatively narrow strip of land with reduced strategic function.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	The site is clearly bounded on all sides, the weakest being the boundary with Frylands Wood to the south, marked by a woodland edge/PRoW. It is assumed that development, including amenity land, would cover the entire site.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development would result in Significant harm to the Green Belt, removing open land which functions to contain sprawl associated with the outer suburbs of Croydon at Selsdon/Forestdale, and maintain separation between these suburbs and New Addington. The existing landscape structure could assist amelioration.

GB12, Site 755, Green Belt Parcel SE13

Table 1: Site Assessment

Location Map and Aerial			
<p>Site Description (land use, condition, degree of openness, boundary quality)</p> <p>Recycling centre with various low-rise industrial buildings.</p>	<p>Visual Openness</p> <p>Low - Mixed</p> <p>Generally enclosed site, visible from northeast slopes across Featherbed Lane.</p>	<p>Physical Openness</p> <p>Mixed – Low</p> <p>Various industrial buildings across the site.</p>	<p>Boundary Quality</p> <p>Mixed</p> <p>Featherbed Lane is the only substantive boundary, otherwise woodland edges to southeast and southwest and hedgerow to northwest.</p>



Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<p>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></p>	<p>CONTRIBUTION The site is not adjacent to a large built up area but the Green Belt acts in concert with the wider Green Belt to contain the built edge of New Addington.</p>
<p>To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merging of settlements which might occur through a reduction in the distance between them?</i></p>	<p>LIMITED CONTRIBUTION The site makes no direct contribution in this respect but is part of wider land which does perform this role.</p>
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION The site, whilst containing development, is part of open countryside extending south into Tandridge District.</p>
<p>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></p>	<p>NO CONTRIBUTION The parcel performs no role in this respect.</p>
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION Whilst the site is of a semi-developed character, it is nevertheless part of the open countryside which acts in combination with Green Belt in Tandridge District preventing encroachment.</p>

Table 2: Evaluation of Site Development

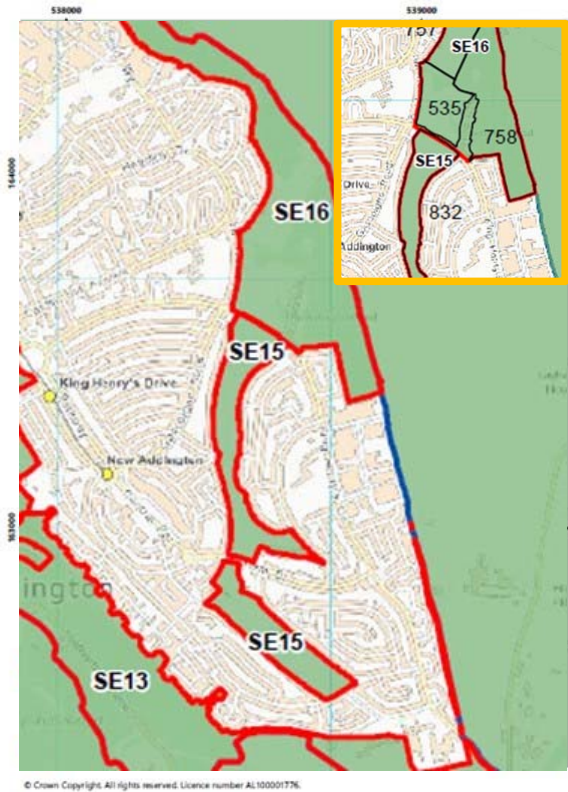
Evaluation Question	Assessment
<p>What is the nature and extent of the harm to the Green Belt of removing the site from it?</p>	<p>Development would result in Moderate to Significant harm to the Green Belt, reflecting the intrusion of development into open countryside, notwithstanding the previously developed character of the site.</p>

Evaluation Question	Assessment
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	The generally visually enclosed character of the site would ameliorate impacts associated with visual intrusion.
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 prevent sprawl, encroachment and maintain separation.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Boundaries of the site, apart from Featherbed Lane, are not well defined.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	The impact of development on this site is judged to result in Moderate to Significant harm to the Green Belt, reflecting the intrusion of built form into open countryside. Whilst the site is currently partially developed, intensification of built form would constitute intrusion into the open countryside from a site which is largely unbounded.

GB13, Site 535, Green Belt Parcel SE16

Table 1: Site Assessment

Location Map and Aerial



<p>Site Description (land use, condition, degree of openness, boundary quality)</p> <p>Managed amenity grassland, previously a pitch and putt course. Slopes north-eastwards to a river valley.</p>	<p>Visual Openness</p>	<p>Physical Openness</p>	<p>Boundary Quality</p>
	<p>High</p> <p>The site is on a prominent slope.</p>	<p>High</p> <p>No built development within.</p>	<p>Mixed</p> <p>The site is bounded on three sides, by King Henry's Drive, Kestrel Way and Goldcrest Way, unbounded to the north.</p>



Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<p>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></p>	<p>CONTRIBUTION The Green Belt maintains the existing built edge of New Addington.</p>
<p>To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merging of settlements which might occur through a reduction in the distance between them?</i></p>	<p>NO CONTRIBUTION The land makes no contribution in this respect.</p>
<p>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></p>	<p>CONTRIBUTION The land maintains open land to the northeast of New Addington.</p>
<p>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></p>	<p>NO CONTRIBUTION The land makes no contribution in this respect.</p>
<p>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></p>	<p>CONTRIBUTION The site, whilst of modest size, contributes to maintaining the openness of land in this locality.</p>

Table 2: Evaluation of Site Development

Evaluation Question	Assessment
<p>What is the nature and extent of the harm to the Green Belt of removing the site from it?</p>	<p>Development is judged to result in Moderate harm to Green Belt, reflecting the removal of openness from a visually prominent site, lessened by the physical containment of the site.</p>
<p>To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>Through the introduction of landscaping.</p>

Evaluation Question	Assessment
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 east would continue to prevent sprawl and encroachment into 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? Does it avoid including land which it is necessary to keep permanently open?	Clear boundaries exist to the east, south and west, undefined to the north.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	The degree of harm to the Green Belt resulting from development is judged to be Moderate , reflecting a combination of the open but largely bounded character of the site. The visual prominence of the site is an issue which would require particular attention.

GB14 Site 661, Green Belt Parcel SE1

Table 1: Site Assessment

Location Map and Aerial			
<p>© Getmapping plc.</p>		<p>© Crown Copyright. All rights reserved. Licence number AL100001776.</p>	
Site Description (land use, condition, degree of openness, boundary quality)	Visual Openness	Physical Openness	Boundary Quality
Council depot.	Low Enclosed site with limited views in and across. Glimpsed views from Conduit Lane.	Mixed - Low Low rise storage buildings, otherwise open.	High – Mixed Bounded by Conduit Lane to the southeast, hedgerow to the west, property boundary to the north.



Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<p>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></p>	<p>NO CONTRIBUTION The site is not connected to a large built-up area.</p>
<p>To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merging of settlements which might occur through a reduction in the distance between them?</i></p>	<p>NO CONTRIBUTION The site makes no contribution in this respect.</p>
<p>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></p>	<p>CONTRIBUTION The site is part of a wider land which retains a degree of open countryside character, albeit with various instances of built development within.</p>
<p>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></p>	<p>NO CONTRIBUTION The site makes no contribution in this respect.</p>
<p>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></p>	<p>CONTRIBUTION The site is part of wider open countryside (albeit intruded with various forms of built development) and as such makes a Contribution to the maintenance of openness.</p>


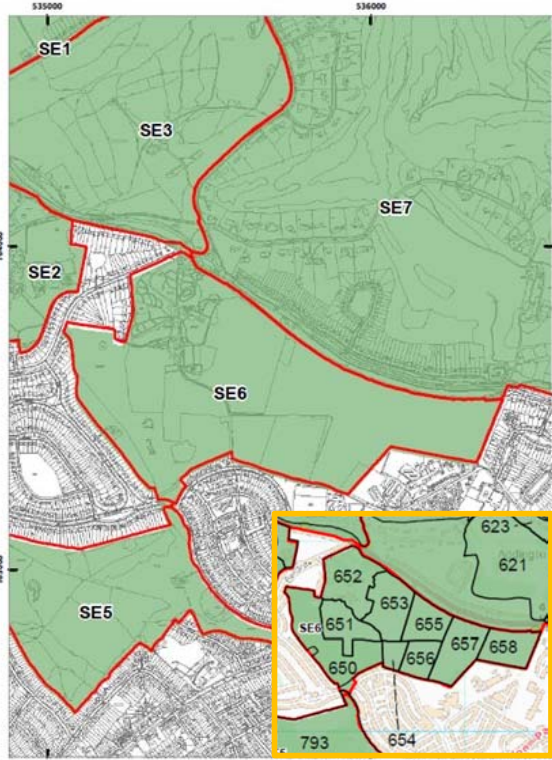
Table 2: Evaluation of Site Development

Evaluation Question	Assessment
<p>What is the nature and extent of the harm to the Green Belt of removing the site from it?</p>	<p>Development of the site would result in Moderate to Limited harm to the Green Belt, reflecting its part previously developed character and degree of enclosure. There would nevertheless be a loss of openness of land which is detached from a built edge.</p>

Evaluation Question	Assessment
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Loss of openness could not be ameliorated.
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, of which the site is a part, would continue to function to maintain openness, albeit in the context of existing built development.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	The site is bounded by Conduit Lane to the east, with a less substantial wooded hedgerow to the west.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of the site is judged to result in Moderate to Limited harm to the Green Belt, reflecting its previously developed and visually enclosed character, moderated by the loss of openness of an isolated site and the absence of a clear western boundary.

GB15, Sites 651, 653, 654, 655, 657, 658, Green Belt Parcel SE6

Table 1: Site Assessment

Location Map and Aerial			
 <p>© Getmapping plc.</p>		 <p>© Crown Copyright. All rights reserved. Licence number AL100001736.</p>	
Site Description (land use, condition, degree of openness, boundary quality)	Visual Openness	Physical Openness	Boundary Quality
Arable and managed grassland	Mixed - High Exposed to the A212; more enclosed to the north, but views over from Bramley Bank.	High No built development within.	High – Mixed Bordered by property boundaries, the A212 and residential/woodland edge which are insubstantial boundaries. To the west it is adjoining Bramley Bank nature reserve and Heathfield House Grounds.

Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<p>To check the unrestricted sprawl of large built-up areas</p> <p><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></p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>The further sprawl of development along the A212 is kept in check, particularly in combination with land to the northwest.</p>
<p>To prevent neighbouring towns from merging into one another</p> <p><i>What is the role of the site in preventing the merging of settlements which might occur through a reduction in the distance between them?</i></p>	<p>CONTRIBUTION</p> <p>The land in combination with land to the northwest helps to prevent the merging of South Croydon and Addington.</p>
<p>To assist in safeguarding the countryside from encroachment</p> <p><i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i></p>	<p>CONTRIBUTION</p> <p>The parcel retains an open countryside character because of its scale and land uses. However, it is isolated from wider open countryside meaning that the role is localised.</p>
<p>To preserve the setting and special character of historic towns</p> <p><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></p>	<p>NO CONTRIBUTION</p> <p>The parcel plays no clear role in this respect, although the land does form the context for the Grade II Listed Heathfield House.</p>
<p>Overall Assessment of Contribution to Green Belt Purposes</p> <p><i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i></p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>The parcel prevents the further sprawl of development along the A212 and helps to maintain a degree of openness and countryside character.</p>

Table 2: Evaluation of Site Development

Evaluation Question	Assessment
<p>What is the nature and extent of the harm to the Green Belt of removing the site from it?</p>	<p>Development of all parcels would result in Moderate to Significant harm to the Green Belt reflecting the role of the Green Belt in preventing sprawl and also protecting countryside character which remains across the parcel.</p>

Evaluation Question	Assessment
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Significant landscaping would be required to help accommodate development, resulting (along with the loss of openness) in a change to the character of the land.
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 to the west would largely lose its role, being residential and woodland adjacent to built development off Ballards Way.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Development would require the creation of western boundary which currently does not exist. Permanence is thus an issue.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of this suite of sites as a whole would result in Moderate to Significant harm to the Green Belt, arising from the removal of openness from exposed land which prevents sprawl and encroachment. The extent of removal of land associated with the sites, boundary issues to the west, limited opportunity for mitigation and the creation of 'remnant' Green Belt add up to the judged degree of harm.

GB16, Existing Development off Shirley Hills Road, Pine Combe, Bishops Walk, Gravel Hill, Green Belt Parcel SE7

GB16, Existing Development off Shirley Hills Road, Pine Combe, Bishops Walk, Gravel Hill, Green Belt Parcel SE7

Table 1: Site Assessment

Location Map and Aerial			
<p>Site Description (land use, condition, degree of openness, boundary quality)</p> <p>Residential properties.</p>	<p>Visual Openness</p> <p>Low - Mixed</p> <p>No clear views across - interrupted views associated with property boundaries.</p>	<p>Physical Openness</p> <p>Low – Mixed</p> <p>Predominantly residential properties of varying density.</p>	<p>Boundary Quality</p> <p>Mixed</p> <p>Comprising, variously, roads and property boundaries.</p>



Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<p>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></p>	Development has resulted in localised sprawl. Whilst it is unclear whether this is pre- or post-Green Belt designation, the washed over status of the land prevents intensification of sprawl. The land makes a Significant Contribution in this respect.
<p>To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merging of settlements which might occur through a reduction in the distance between them?</i></p>	Whilst Upper Shirley and Selsdon (Forestdale) are technically merged through development along Shirley Hills Road/Gravel Hill, the Green Belt makes a Contribution to the reinforcement of this merger.
<p>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></p>	The land, whilst of a developed character, contributes to openness of the wider countryside by virtue of the open character of low density properties.
<p>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></p>	The land makes No Contribution in this respect.
<p>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></p>	Whilst the land is developed for residential and leisure development, its low density means that the Green Belt prevents intensification of sprawl and continued separation adjacent built up areas. As such overall the land makes a Significant Contribution to the Green Belt.

Table 2: Evaluation of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Further development through intensification is judged to result in Moderate to Significant harm to the Green Belt, reflecting the role of the land in preventing further sprawl and maintaining separation.


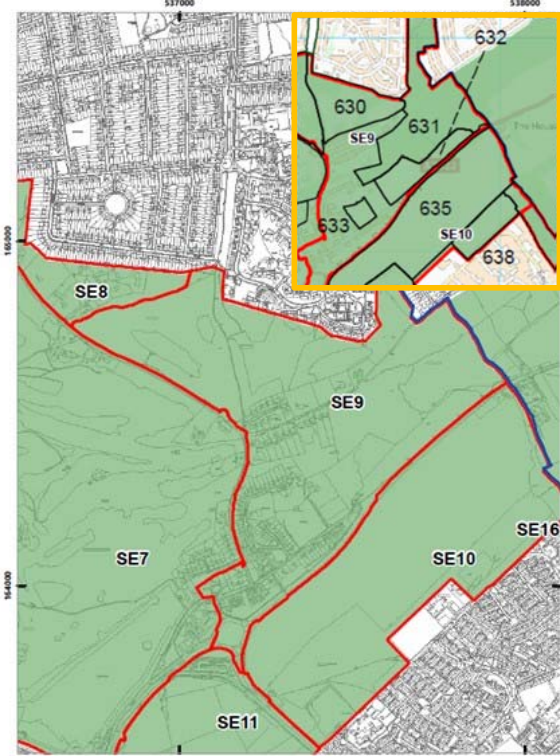
GB16, Existing Development off Shirley Hills Road, Pine Combe, Bishops Walk, Gravel Hill, Green Belt Parcel SE7

Evaluation Question	Assessment
To what extent could the consequent 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 as development would entail removal of structural landscaping.
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 west and south would continue to prevent sprawl, merger and encroachment.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Property boundaries define the development footprint, but these are not substantive boundaries.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development through intensification of this low to medium density residential land would result in Moderate to Significant harm to the Green Belt, reflecting the role of this land in preventing further sprawl and separation of large built areas. De-designation would result in severance of the Green Belt with attendant effects on openness.



GB17, Site 632, Green Belt Parcel SE9

Table 1: Site Assessment

Location Map and Aerial			
 <p>© Getmapping plc.</p>		 <p>© Crown Copyright. All rights reserved. Licence number AL100001776.</p>	
Site Description (land use, condition, degree of openness, boundary quality).	Visual Openness	Physical Openness	Boundary Quality
<p>Managed pasture.</p>	<p>Mixed</p> <p>The site is largely enclosed by dense woodland, glimpsed views from the A2022.</p>	<p>High</p> <p>No built development apparent.</p>	<p>Mixed</p> <p>Bounded by the A2022 to the southeast, otherwise undefined woodland boundaries.</p>



Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION The parcel contains the built edge of Shirley at Spring Park.</p>
<p>To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merging of settlements which might occur through a reduction in the distance between them?</i></p>	<p>SIGNIFICANT CONTRIBUTION The parcel maintains openness between Shirley and New Addington.</p>
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION The parcel is generally of an open countryside character and related to wider open countryside within Bromley Borough.</p>
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION The parcel forms the easterly context for the Addington village Conservation Area.</p>
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION The parcel makes a Significant Contribution to Green Belt purposes through its role in preventing further sprawl and encroachment as well as acting as the context for Addington Village.</p>

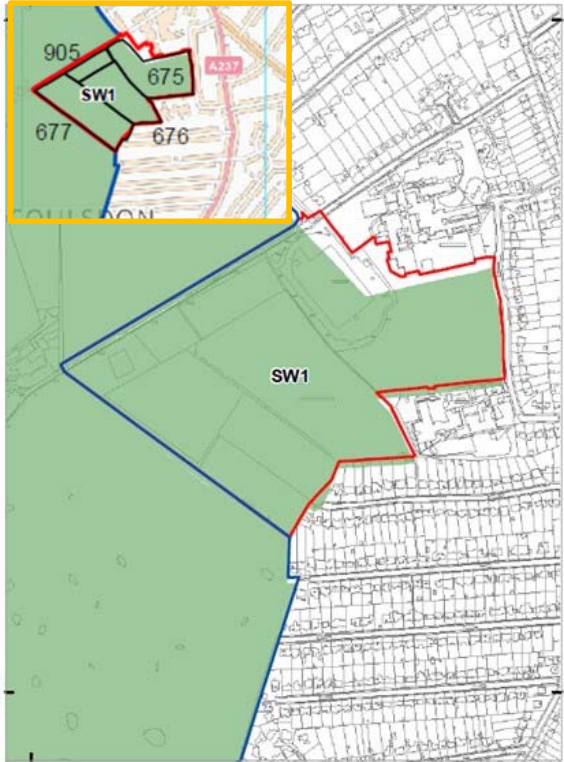
Table 2: Evaluation of Site Development

Evaluation Question	Assessment
<p>What is the nature and extent of the harm to the Green Belt of removing the site from it?</p>	<p>Development is judged to result in Significant harm to the Green Belt, reflecting its detached location and the creation of localised sprawl along the A2022.</p>
<p>To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>Whilst the site is enclosed, the effect on openness could not be ameliorated.</p>

Evaluation Question	Assessment
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 prevent sprawl, merger, encroachment and context for Addington, although these would be compromised.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Clear along the A2022, otherwise poorly bounded.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development would result in Significant harm to the Green Belt, notwithstanding the sites relatively small scale. However, its detached location and unbounded character would create localised sprawl and encroachment which could not be ameliorated.

GB18, Sites 905, 676, 677, Green Belt Parcel SW1

Table 1: Site Assessment

Location Map and Aerial			
 <p>© Getmapping plc.</p>		 <p>© Crown Copyright. All rights reserved. Licence number AL10001776.</p>	
<p>Site Description (land use, condition, degree of openness, boundary quality)</p> <p>Open grassland with woodland edges to the west. Level landform.</p>	<p>Visual Openness</p> <p>Mixed</p> <p>Views across from Meadow Hill but interrupted by woodland belts.</p>	<p>Physical Openness</p> <p>High</p> <p>No significant development within.</p>	<p>Boundary Quality</p> <p>High - Mixed</p> <p>Bordered by dense hedgerow planting to the west; property boundaries to the south and east; Meadow Hill to the north. The western and northern boundaries are shared with Sutton Borough.</p>



Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>The parcel is part of the wider Green Belt at Woodcote within the London Borough of Sutton and cannot clearly be separated from it. As part of this wider land, north-westward sprawl suburban development at Purley is contained.</p>
<p>To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merging of settlements which might occur through a reduction in the distance between them?</i></p>	<p>CONTRIBUTION</p> <p>Strategically, the parcel is part of land between Coulsdon and Sutton. The parcel, in combination with land within Sutton Borough, performs a local separation role in respect of maintaining a degree of separation between Woodcote and Clock House.</p>
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>In combination with land to the west within Sutton Borough and Reigate & Banstead District, the parcel prevents incremental encroachment of development into open countryside (albeit modified by golf course use).</p>
<p>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></p>	<p>LIMITED CONTRIBUTION</p> <p>There are no Conservation Areas in the immediate vicinity.</p>
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>The parcel is part of wider Green Belt land within Sutton Borough which together act to prevent the westward sprawl of Purley into open countryside, as well as preventing incremental change in an area with no substantive boundaries to contain development.</p>


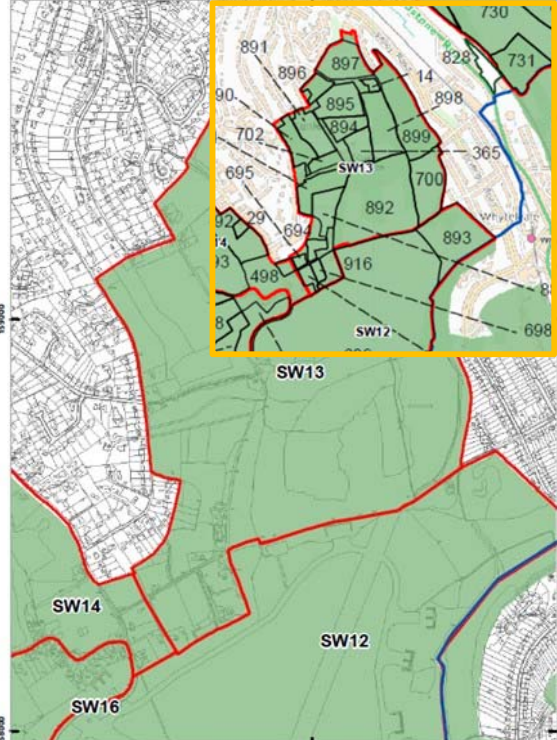
Table 2: Evaluation of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Development is judged to result in Moderate to Significant harm to the Green Belt reflecting the role

Evaluation Question	Assessment
	of the land in containing sprawl and preventing incremental encroachment.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Structural planting would contain development to some degree.
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 to the north and west (within Sutton Borough) would continue to prevent encroachment and sprawl, although this role would be diminished. Green Belt to the east would become redundant.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Through Meadow Hill and a boundary hedge.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development would result in Moderate to Significant harm to the Green Belt as a result of the extension of the urban edge into open land, compromising the wider Green Belt function of containment. Green Belt to the east would be isolated and therefore redundant.

GB19a, Sites 694, 695, 697, 698, 916, Green Belt Parcel SW13

Table 1: Site Assessment

Location Map and Aerial			
			
Site Description (land use, condition, degree of openness, boundary quality) Grazing paddocks off Golf Road.	Visual Openness	Physical Openness	Boundary Quality
	Mixed Mature hedgerows interrupt views across.	Mixed Sites are intermixed with residential properties.	Mixed Of varying strength.
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>		SIGNIFICANT CONTRIBUTION The land contains Kenley (Purley) to the west and east.	



Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<p>To prevent neighbouring towns from merging into one another</p> <p><i>What is the role of the site in preventing the merging of settlements which might occur through a reduction in the distance between them?</i></p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>The land is part of the remaining gap between Kenley (Purley) and Whyteleafe (Caterham).</p>
<p>To assist in safeguarding the countryside from encroachment</p> <p><i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i></p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>The parcel is vulnerable to incremental change through erosion of its edges.</p>
<p>To preserve the setting and special character of historic towns</p> <p><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></p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>Kenley Aerodrome, immediately to the south, is a Conservation Area.</p>
<p>Overall Assessment of Contribution to Green Belt Purposes</p> <p><i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i></p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>The land forms part of the remaining gap between Purley, Caterham and Warlingham, containing these settlements and protecting open countryside from encroachment.</p>


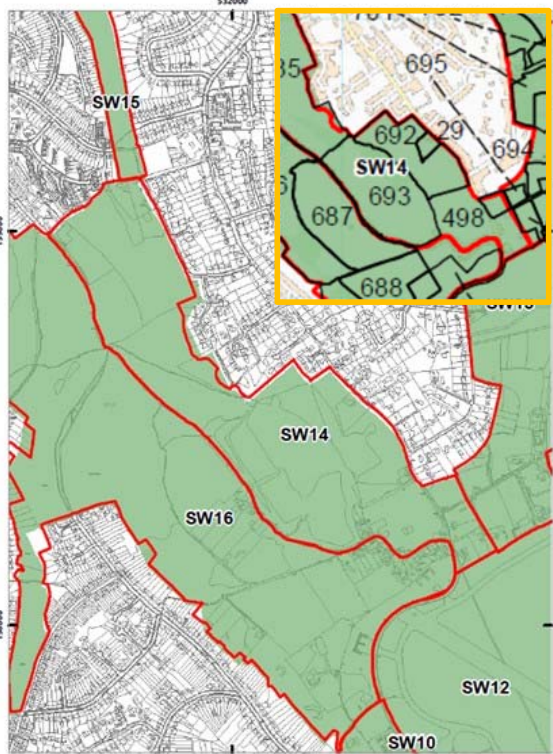
Table 2: Evaluation of Site Development

Evaluation Question	Assessment
<p>What is the nature and extent of the harm to the Green Belt of removing the site from it?</p>	<p>Development of the sites in combination is judged to result in Moderate to Significant harm to the Green Belt, reflecting the degree of enclosure of the sites in relation to surrounding residential properties.</p>
<p>To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>The effects of development could not be ameliorated.</p>
<p>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?</p>	<p>The wider Green Belt to the west, south and east would continue to contain sprawl and prevent encroachment, although development would begin to compromise this function through incremental change.</p>

Evaluation Question	Assessment
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Boundaries could be formed by external property boundaries but their removal from the Green Belt would be required which would be incongruous with similarly low density properties within this parcel and in the Green Belt to the west.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of these parcels as a whole will result in Moderate to Significant harm to the Green Belt, constituting an extension of the large built-up area southwards, in addition requiring the removal of low density properties from the Green Belt.

GB19b Site 693, Green Belt Parcel SW14

Table 1: Site Assessment

Location Map and Aerial			
			
<p>Site Description (land use, condition, degree of openness, boundary quality)</p> <p>Woodland, pasture – informal open space known as Betts Mead. Level landform.</p>	<p>Visual Openness</p> <p>Mixed - High</p> <p>Views across, occasional medium distance, but interrupted by strong tree belts and clumps.</p>	<p>Physical Openness</p> <p>High</p> <p>No development within.</p>	<p>Boundary Quality</p> <p>Mixed</p> <p>Bordered by a road and woodland edges.</p>



Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION Whilst largely enclosed by suburban development, the parcel is of a scale and character such that it protects open land from unbounded development to the north and east associated with the suburb of Kenley.</p>
<p>To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merging of settlements which might occur through a reduction in the distance between them?</i></p>	<p>SIGNIFICANT CONTRIBUTION The land, in combination with land to the west, separates Coulsdon/Old Coulsdon and Kenley.</p>
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION Notwithstanding the parcel's location and its size, it nevertheless retains a strongly open character and connectivity to wider open land to the south and west.</p>
<p>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></p>	<p>CONTRIBUTION The parcel forms part of the setting for Kenley Aerodrome Conservation Area immediately to the south.</p>
<p>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></p>	<p>SIGNIFICANT CONTRIBUTION The parcel is an important part of remaining open land in this locality, containing adjacent suburban development and connected to wider open land to the south and west. The land is part of the wedge between Coulsdon/Old Coulsdon and Kenley and overall makes a Significant Contribution to Green Belt purposes.</p>


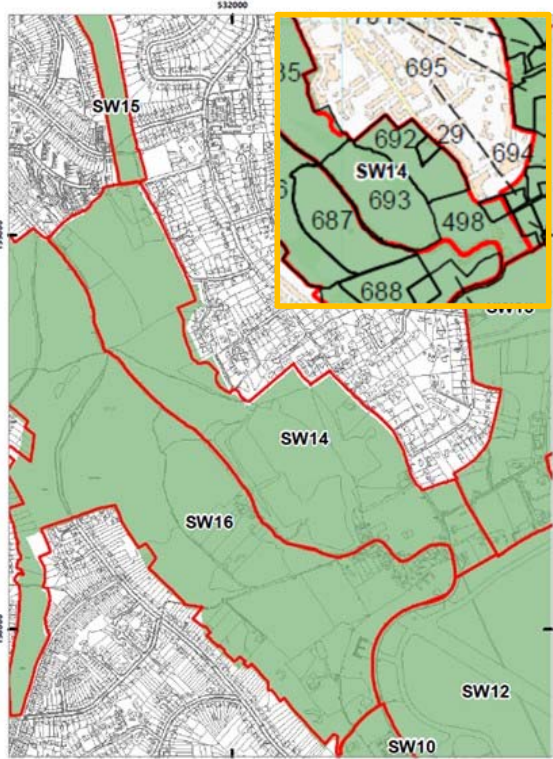
Table 2: Evaluation of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Development would result in Significant harm to the Green Belt in this location, removing a substantial site at the heart of a wider parcel which makes a

Evaluation Question	Assessment
	Significant Contribution in respect of preventing sprawl, encroachment and maintaining separation.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	The impacts of development could not be ameliorated.
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 to the north, east, south and west would be diminished in its function because of the intrusion of a large, disconnected development.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Old Lodge Lane forms a permanent boundary to the west and south; boundaries to the north and east are insubstantial.
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, resulting from the intrusion of a large site into Green Belt which prevents sprawl, encroachment and maintains separation.

GB19c Site 498, Green Belt Parcel SW14

Table 1: Site Assessment

Location Map and Aerial			
			
<p>Site Description (land use, condition, degree of openness, boundary quality)</p> <p>Woodland; two detached properties.</p>	<p>Visual Openness</p> <p>Low</p> <p>Dense woodland.</p>	<p>Physical Openness</p> <p>High</p> <p>No significant development within.</p>	<p>Boundary Quality</p> <p>High</p> <p>Bordered by roads and property boundaries.</p>
	<p>Green Belt Purpose</p>		<p>Contribution to Green Belt Purposes / Explanation</p> <p>Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u>, with accompanying narrative</p>
<p>To check the unrestricted sprawl of large built-up areas</p> <p><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></p>		<p>SIGNIFICANT CONTRIBUTION</p> <p>Whilst largely enclosed by suburban development, the parcel is of a scale and character such that it protects</p>	



Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
	open land from unbounded development to the north and east associated with the suburb of Kenley.
<p>To prevent neighbouring towns from merging into one another</p> <p><i>What is the role of the site in preventing the merging of settlements which might occur through a reduction in the distance between them?</i></p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>The land, in combination with land to the west, separates Coulsdon/Old Coulsdon and Kenley.</p>
<p>To assist in safeguarding the countryside from encroachment</p> <p><i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i></p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>Notwithstanding the parcel's location and its size, it nevertheless retains a strongly open character and connectivity to wider open land to the south and west.</p>
<p>To preserve the setting and special character of historic towns</p> <p><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></p>	<p>CONTRIBUTION</p> <p>The parcel forms part of the setting for Kenley Aerodrome Conservation Area immediately to the south.</p>
<p>Overall Assessment of Contribution to Green Belt Purposes</p> <p><i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i></p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>The parcel is an important part of remaining open land in this locality, containing adjacent suburban development and connected to wider open land to the south and west. The land is part of the wedge between Coulsdon/Old Coulsdon and Kenley and overall makes a Significant Contribution to Green Belt purposes.</p>


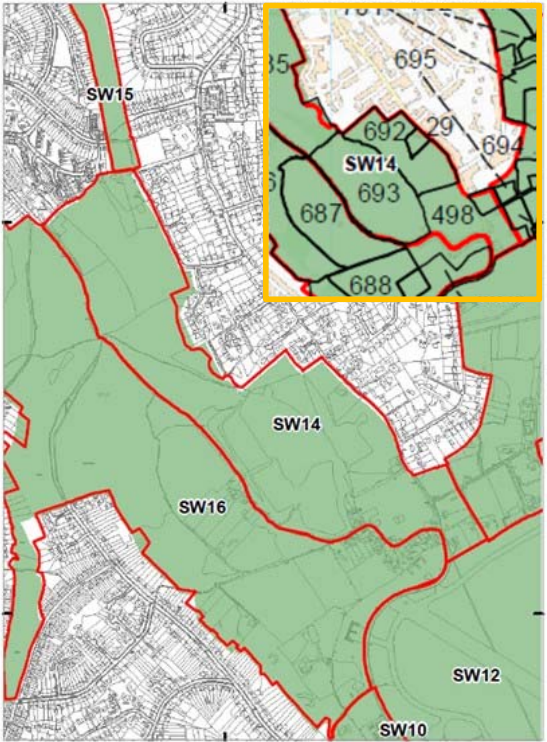
Table 2: Evaluation of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Development would result in Significant harm to the Green Belt in this location, removing a site at the heart of a wider parcel which makes a Significant Contribution in respect of preventing sprawl, encroachment and maintaining separation.

Evaluation Question	Assessment
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	The impacts of development could not be ameliorated.
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 to the north, east, south and west would be diminished in its function because of the intrusion of a large, disconnected development.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Old Lodge Lane forms a permanent boundary to the west and south; boundaries to the north and east are insubstantial.
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, resulting from the intrusion of a large site into Green Belt which prevents sprawl, encroachment and maintains separation.

GB19d, Site 29, Green Belt Parcel SW14

Table 1: Site Assessment

Location Map and Aerial			
			
<p>Site Description (land use, condition, degree of openness, boundary quality)</p> <p>Large detached residential property and curtilage off Hayes Lane.</p>	<p>Visual Openness</p> <p>Low</p> <p>Enclosed by dense boundary vegetation – no views in.</p>	<p>Physical Openness</p> <p>Mixed</p> <p>Detached residence within.</p>	<p>Boundary Quality</p> <p>High</p> <p>Property boundaries.</p>
	<p>Green Belt Purpose</p>		
<p>To check the unrestricted sprawl of large built-up areas</p> <p><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></p>		<p>CONTRIBUTION</p>	



Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
	The site is part of a larger parcel which prevents sprawl from adjacent large built-up areas and contributes to this role.
<p>To prevent neighbouring towns from merging into one another</p> <p><i>What is the role of the site in preventing the merging of settlements which might occur through a reduction in the distance between them?</i></p>	<p>LIMITED CONTRIBUTION</p> <p>The site makes only a Limited Contribution to preventing merger as part of the wider parent parcel.</p>
<p>To assist in safeguarding the countryside from encroachment</p> <p><i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i></p>	<p>LIMITED CONTRIBUTION</p> <p>The site, reflecting its enclosed and partly developed character, makes only a limited contribution to this purpose.</p>
<p>To preserve the setting and special character of historic towns</p> <p><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></p>	<p>NO CONTRIBUTION</p> <p>The site makes no contribution to this role.</p>
<p>Overall Assessment of Contribution to Green Belt Purposes</p> <p><i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i></p>	<p>CONTRIBUTION</p> <p>The site makes a Contribution to the Green Belt by virtue of its location within a wider parcel which makes a significant contribution to preventing sprawl, encroachment and merger. The site's relatively small and enclosed character means the contribution is modest but nevertheless present, physically and in principle.</p>

Table 2: Evaluation of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Development of the site through intensification is judged to result in Moderate to Limited harm to the Green Belt. This reflects the developed nature of the site but the intrusion by additional development which will damage the physical openness of the Green Belt.

Evaluation Question	Assessment
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Dense boundary planting visually encloses 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 to the north, west and south would continue to perform strategic roles in respect of sprawl, encroachment and separation.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Definition of the site through property boundaries, although these are not significant features.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of the site through presumed intensification of development would result in Moderate to Limited harm to the Green Belt, reflecting physical intrusion and effect on openness. Whilst the site is visually enclosed, there would still be damage to the openness of the Green Belt meaning that development through Very Special Circumstances is more appropriate than release.

GB20, Site 824, Green Belt Parcel SW17

Table 1: Site Assessment

Location Map and Aerial			
			
<p>Site Description (land use, condition, degree of openness, boundary quality)</p> <p>Amenity grassland.</p>	<p>Visual Openness</p> <p>High</p> <p>Views across from Canons Hill.</p>	<p>Physical Openness</p> <p>High</p> <p>No development within.</p>	<p>Boundary Quality</p> <p>High</p> <p>Canons Hill and St John's Church.</p>
	<p>Green Belt Purpose</p>		<p>Contribution to Green Belt Purposes / Explanation</p> <p>Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u>, with accompanying narrative</p>
<p>To check the unrestricted sprawl of large built-up areas</p> <p><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></p>		<p>NO CONTRIBUTION</p> <p>The site does not contain sprawl.</p>	



Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<p>To prevent neighbouring towns from merging into one another</p> <p><i>What is the role of the site in preventing the merging of settlements which might occur through a reduction in the distance between them?</i></p>	<p>NO CONTRIBUTION</p> <p>The site does not contribute to preventing merger.</p>
<p>To assist in safeguarding the countryside from encroachment</p> <p><i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i></p>	<p>NO CONTRIBUTION</p> <p>The site is not part of, nor adjacent to, open countryside.</p>
<p>To preserve the setting and special character of historic towns</p> <p><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></p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>The site is part of the Old Coulsdon Conservation Area.</p>
<p>Overall Assessment of Contribution to Green Belt Purposes</p> <p><i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i></p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>The site is locally significant through its role as part of the Old Coulsdon Conservation Area, therefore making a Significant Contribution. The land could be protected through the use of other designations.</p>


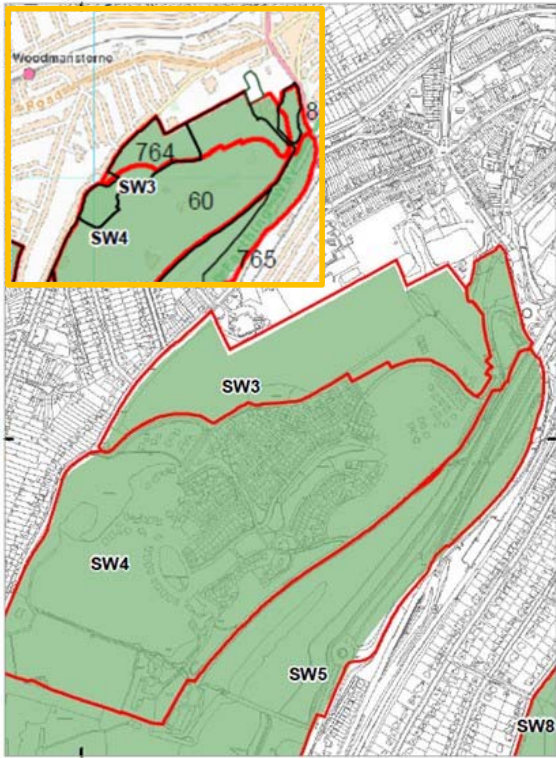
Table 2: Evaluation of Site Development

Evaluation Question	Assessment
<p>What is the nature and extent of the harm to the Green Belt of removing the site from it?</p>	<p>Development of this site is judged to cause Significant harm, reflecting the role of the site in protecting openness associated with Old Coulsdon Conservation Area. This is a locally significant role.</p>
<p>To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?</p>	<p>The effects of development could not be ameliorated.</p>
<p>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?</p>	<p>The Green Belt associated with Grange Park will continue to perform its Green Belt role.</p>

Evaluation Question	Assessment
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Bounded by Canons Hill and St John's Church.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Loss of physical and visual openness would lead to Significant harm to the Green Belt in this location which could not be mitigated.

GB21, Site 764, Green Belt Parcel SW3

Table 1: Site Assessment

Location Map and Aerial			
 <p>© Getmapping plc.</p>		 <p>© Crown Copyright. All rights reserved. Licence number AL100001776.</p>	
<p>Site Description (land use, condition, degree of openness, boundary quality)</p> <p>Grassland; no public access; steep slope forming a southerly backdrop to Coulsdon. A small part of the north-eastern edge of the parcel is MOL. Steeply rising landform northwest to southeast.</p>	<p>Visual Openness</p> <p>High - Mixed Views across from Cane Hill development. Well-treed boundaries.</p>	<p>Physical Openness</p> <p>High No significant development within.</p>	<p>Boundary Quality</p> <p>High Bordered by dense hedgerow planting, development at Cane Hill and school to the north.</p>



Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<p>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></p>	<p>LIMITED CONTRIBUTION The size of the parcel and its clear boundaries mean that any containment of sprawl is localised.</p>
<p>To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merging of settlements which might occur through a reduction in the distance between them?</i></p>	<p>LIMITED CONTRIBUTION The parcel performs a local separation role in respect of the new development at Cane Hill and Coulsdon.</p>
<p>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></p>	<p>LIMITED CONTRIBUTION The land is not connected to the wider open countryside, but nevertheless retains a degree of countryside character within a densely built-up area.</p>
<p>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></p>	<p>LIMITED CONTRIBUTION There are no Conservation Areas in the vicinity.</p>
<p>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></p>	<p>LIMITED CONTRIBUTION The land is of a size and location which limits its Green Belt role, emphasised by the redevelopment of land at Cane Hill which encloses the parcel. Nevertheless, there remains a quality of visual and physical openness which means the land retains a limited Green Belt role.</p>


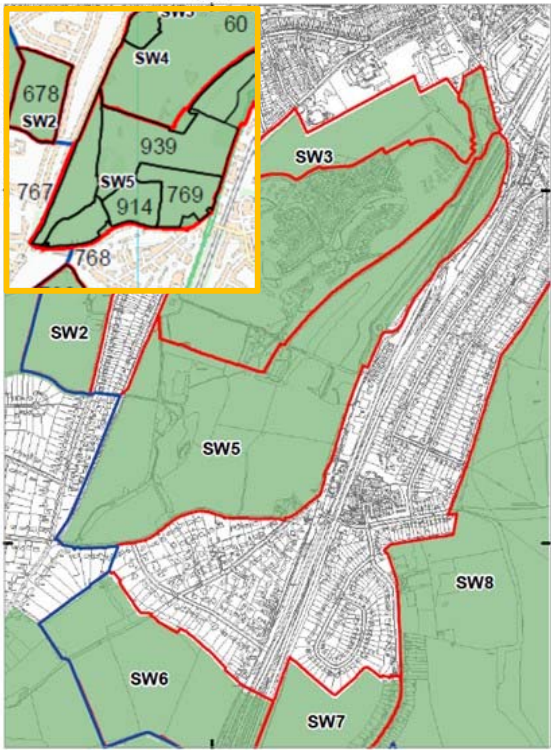
Table 2: Evaluation of Site Development

Evaluation Question	Assessment
<p>What is the nature and extent of the harm to the Green Belt of removing the site from it?</p>	<p>Development would result in Moderate harm to the Green Belt reflecting the site's size and detached character.</p>

Evaluation Question	Assessment
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Whilst internal and boundary planting would soften visual impacts, the site is visually exposed.
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 to the northeast would become further isolated and lose all function.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Property boundaries form the north-western and southern boundaries; a north-eastern boundary would need to be established.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development is judged to result in Moderate harm to the Green Belt, reflecting the size and isolated character of the site which is offset by its relatively high degree of exposure. Development would require the de-designation of adjacent Green Belt.

GB22, Sites 767, 768, 769, 914, Green Belt Parcel SW5

Table 1: Site Assessment

Location Map and Aerial			
 <p>© Getmapping plc.</p>		 <p>© Crown Copyright. All rights reserved. Licence number AL100001776.</p>	
Site Description (land use, condition, degree of openness, boundary quality)	Visual Openness	Physical Openness	Boundary Quality
Pasture and dense woodland. Rising landform southeast to northwest.	Mixed - Low Generally views restricted by dense vegetation. Clear view in from Farthing Down to the east.	High - Mixed Development limited to Portnalls House.	High Bordered by Portnalls Road, Hollymeoak Road, the A23 and development at Cane Hill.



Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<p>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></p>	<p>CONTRIBUTION Although enclosed by clear boundaries, further sprawl of the built-up area of Coulsdon (recently substantiated by the development at Cane Hill) is contained.</p>
<p>To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merging of settlements which might occur through a reduction in the distance between them?</i></p>	<p>CONTRIBUTION The parcel separates Coulsdon from Chipstead, although this is a local role.</p>
<p>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></p>	<p>CONTRIBUTION The land retains a quality of countryside by virtue of its land use and size. It is separated from the wider open countryside, however, by built development on all sides.</p>
<p>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></p>	<p>LIMITED CONTRIBUTION There are no Conservation Areas in the vicinity.</p>
<p>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></p>	<p>CONTRIBUTION The land is of a substantial scale which retains the quality of open countryside despite being isolated by built development. Despite being visually enclosed from surrounding roads, with no public access, there are clear views into the parcel from Farthing Down which confirm its open character. Consequently, the Green Belt serves to prevent localised sprawl and encroachment.</p>


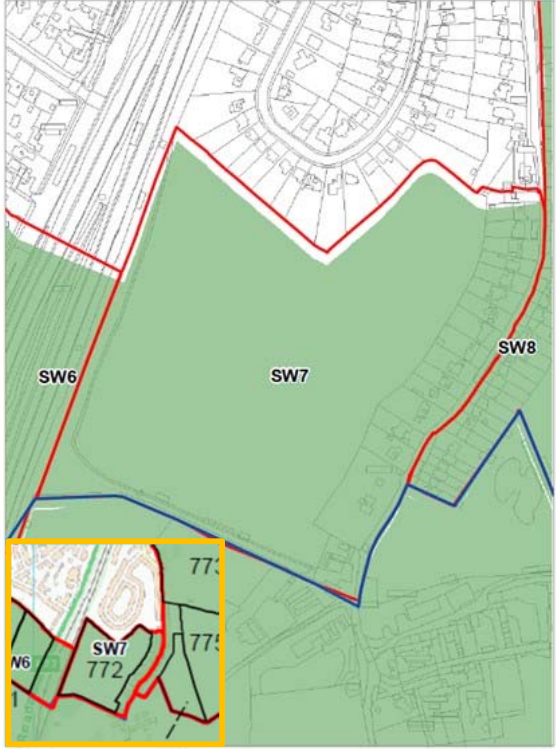
Table 2: Evaluation of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Development of these sites as a whole would result in Moderate to Significant harm to the Green Belt reflecting the size of the sites and the effect of

Evaluation Question	Assessment
	development on physical and visual openness in this location.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	A landscape structure already exists which could be strengthened.
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 to the north would lose its function.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Southern boundaries are defined by roads; otherwise undefined.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of these sites would cause Moderate to Significant harm to the Green Belt in this location, compromising visual and physical openness, and constituting localised sprawl and encroachment. Remaining Green Belt to the north would become isolated and lose its function.

GB23, Site 772, Green Belt Parcel SW7

Table 1: Site Assessment

Location Map and Aerial			
 <p>© Getmapping plc.</p>		 <p>© Crown Copyright. All rights reserved. Licence number AL100001736.</p>	
Site Description (land use, condition, degree of openness, boundary quality)	Visual Openness	Physical Openness	Boundary Quality
Grazing land on a west-facing slope.	Mixed - High Expansive views across; exposed to views in from the west.	High No development	Mixed Bordered by a railway line and built development at Hooley Farm. Southern boundary poorly defined; part of open countryside shared with Reigate and Banstead Borough.
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	SIGNIFICANT CONTRIBUTION		



Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<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>	The land contains sprawl southwards from Coulsdon along the A23 corridor. The southern boundary (shared with Reigate & Banstead Borough) is insubstantial, being an intermittent hedgerow.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merging of settlements which might occur through a reduction in the distance between them?</i>	LIMITED CONTRIBUTION The parcel performs no clear role in separation.
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 parcel prevents incremental change of the countryside to the south of Coulsdon.
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 There are no Conservation Areas in the vicinity.
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 land forms part of the southwestern edge of Coulsdon, preventing sprawl and protecting open countryside from encroachment.

Table 2: Evaluation of Site Development

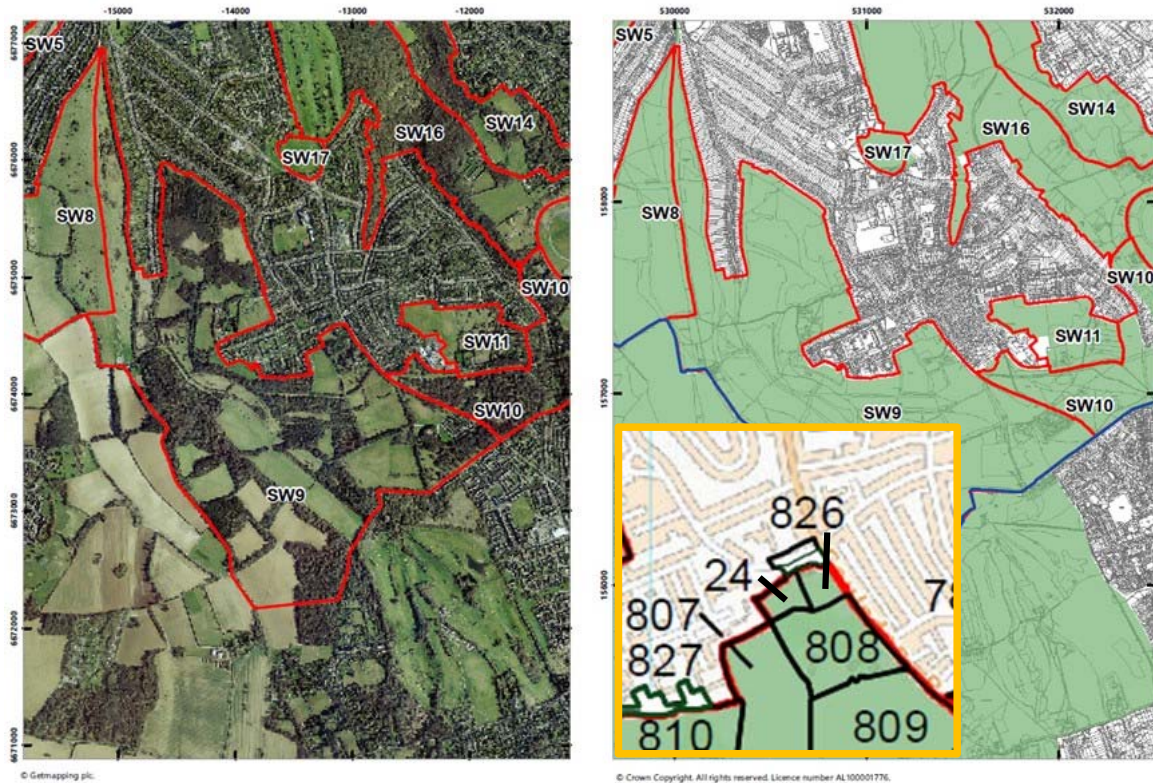
Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Development would result in Significant to Moderate harm to the Green Belt, reflecting the extension of the built edge of Coulsdon southwards along the A23 corridor, thereby adding to sprawl and encroachment.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Structural planting would ameliorate visual impacts to some degree but the site's visual exposure would make this difficult to achieve.

Evaluation Question	Assessment
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 to the east, south and west would continue to perform its function of containing sprawl and preventing encroachment, although diminished by the erosion of the inner edge.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	The land is clearly bounded to the north, east and west but poorly defined to the south.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of the site would result in Significant to Moderate harm to the Green Belt, reflecting the role of the land in containing the built edge of Coulsdon. Development would add to localised sprawl along the A23 corridor and constitute encroachment into the countryside in this location. Notwithstanding the presence of development to the north and east, development would be difficult to mitigate on this exposed site.

GB24, Sites 24, 826, Green Belt Parcel SW9

Table 1: Site Assessment

Location Map and Aerial



Site Description (land use, condition, degree of openness, boundary quality)	Visual Openness	Physical Openness	Boundary Quality
Land in use as grazing/garden curtilage	Mixed Enclosed by dense boundary vegetation; glimpsed views in from Tollers Lane.	Mixed Residential property within,	High – Mixed Bounded by Tollers Lane to the north, Coulsdon Road to the east, property boundaries to the west and dense woodland to the south.
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		CONTRIBUTION Notwithstanding the small scale of the sites and their high degree of visual enclosure, they nevertheless	



Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<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>	represent the start of open countryside which contains the edge of Coulsdon in this location. As such they make a Contribution to this purpose.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merging of settlements which might occur through a reduction in the distance between them?</i>	LIMITED CONTRIBUTION The sites make only an indirect contribution as part of the wider parcel.
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 Despite their scale and enclosure, the sites are part of open countryside to the south of Coulsdon.
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 sites make no contribution in this respect.
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>	Notwithstanding the size and degree of visual enclosure of the sites, they nevertheless make a Contribution to the Green Belt through preventing both sprawl and encroachment as part of the wider open countryside in this location.


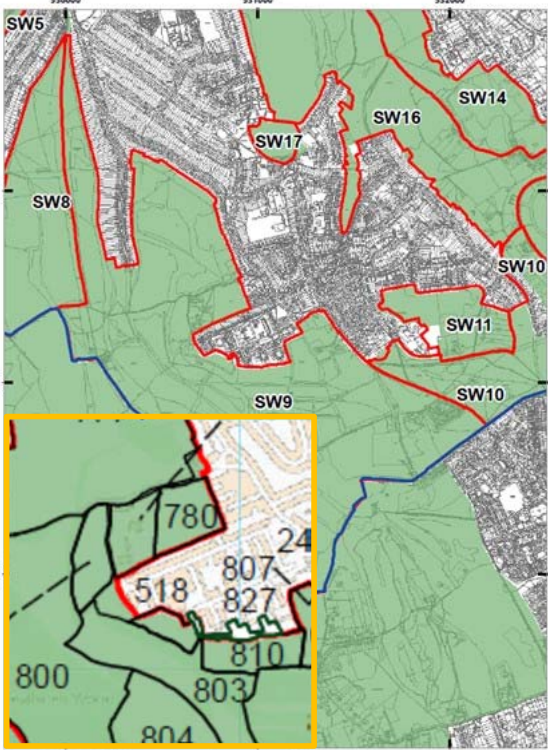
Table 2: Evaluation of Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt of removing the site from it?	Development of the sites would result in Moderate to Limited harm to the Green Belt, reflecting the Contribution of the land to containing sprawl and preventing encroachment.
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	The high degree of boundary planting would visually contain development.

Evaluation Question	Assessment
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 to the south would continue to perform its strategic functions of containing sprawl and preventing encroachment.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	Whilst the sites are bounded on three sides, the southern boundary comprises a wooded hedge which does not constitute a substantial boundary.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of these sites would result in Moderate to Limited harm to the Green Belt, reflecting the enclosed visual character of the site and the rounding off of settlement form, balanced by the absence of a significant external boundary.

GB25, Site 518, Green Belt Parcel SW9

Table 1: Site Assessment

Location Map and Aerial			
 <p>© Getmapping plc.</p>		 <p>© Crown Copyright. All rights reserved. Licence number AL100001776.</p>	
Site Description (land use, condition, degree of openness, boundary quality)	Visual Openness	Physical Openness	Boundary Quality
<p>Semi-managed amenity grassland off Goodenough Road/Admirals Walk. Playground to west.</p>	<p>High View across to boundary woodland.</p>	<p>High No built development.</p>	<p>Mixed Bounded by Goodenough Road/Admirals Walk and property boundaries; dense woodland belt to the south; open north-western boundary.</p>



Green Belt Purpose	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative
<p>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></p>	<p>CONTRIBUTION Whilst part of the amenity curtilage of the houses in this location, the land contains the urban edge of Coulsdon.</p>
<p>To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merging of settlements which might occur through a reduction in the distance between them?</i></p>	<p>NO CONTRIBUTION The land makes no contribution in this respect.</p>
<p>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></p>	<p>CONTRIBUTION Whilst part of the amenity curtilage of the houses in this location, the land forms the transition to open countryside.</p>
<p>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></p>	<p>NO CONTRIBUTION The land makes no contribution in this respect.</p>
<p>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></p>	<p>CONTRIBUTION The Green Belt in this location is part of the transition to open countryside to the southwest. While it has the character of amenity grassland associated with adjacent properties, the site nevertheless makes a Contribution to the Green Belt.</p>

Table 2: Evaluation of Site Development

Evaluation Question	Assessment
<p>What is the nature and extent of the harm to the Green Belt of removing the site from it?</p>	<p>Development of this land is judged to result in Moderate to Limited harm to the Green Belt, reflecting the character of the site as part of the transition to open countryside which does not have significant external boundaries balanced by its visually enclosed character.</p>

Evaluation Question	Assessment
To what extent could the consequent impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	The site is already enclosed visually. Development would constitute a new built edge.
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 to the southwest would continue in its functions in respect of sprawl, encroachment and separation.
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent? Does it avoid including land which it is necessary to keep permanently open?	The woodland edge to the southwest would form a new Green Belt boundary, although this is not substantive. There is no clear boundary to the northwest.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Development of this site would result in Moderate to Limited harm to the Green Belt, reflecting the enclosed visual character of the site and the rounding off of settlement form, balanced by the absence of significant external boundaries.



Appendix: Planning Practice Guidance, July 2019

Recently published Planning Practice Guidance¹ introduces a number of changes to the how the impacts of development on the Green Belt should be considered, including the interpretation of openness and opportunities for compensatory improvements to remaining Green Belt land. The introduced text is as follows:

Guidance: Green Belt

Advice on the role of the Green Belt in the planning system.

Published 22 July 2019

From: Ministry of Housing, Communities & Local Government

What factors can be taken into account when considering the potential impact of development on the openness of the Green Belt?

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 making this assessment. These include, but are not limited to:

- *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.*

Paragraph: 001 Reference ID: 64-001-20190722

Revision date: 22 07 2019

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*

¹ <https://www.gov.uk/guidance/green-belt>

- *improved access to new, enhanced or existing recreational and playing field provision.*

Paragraph: 002 Reference ID: 64-002-20190722

Revision date: 22 07 2019

How can the strategic policy-making authority ensure that compensatory improvements to the environmental quality and accessibility of the Green Belt will be secured?

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:

- *land ownership, in relation to both land that is proposed to be released for development and that which may be most suitable for compensatory improvements for which contributions may be sought;*
- *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.*

Paragraph: 003 Reference ID: 64-003-20190722

Revision date: 22 07 2019

Published 22 July 2019

Issued by

Robert Deanwood

.....

Approved by

Clive Harridge

.....

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 2019) 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.



