



Development Management Plan (Regulation 19)

Sustainable Urban Extensions (Stage 2) Site Specific Technical Report

Boundary Strength Addendum

October 2017

1. The Sustainable Urban Extensions (Stage 2) Site Specific Technical Report was published in June 2016 as part of the evidence base for the Development Management Plan Regulation 18 document. The purpose of the report was to examine potential options for Sustainable Urban Extension sites, and make recommendations as to which sites should be taken forward.
2. The study suggested 12 sites were potentially suitable as Sustainable Urban Extensions: parcels ERM1-5, SSW2, SSW7 (incorporating a small area of SSW6), SSW9, NWH1-2, SEH1, and SEH4. SEH1 was also considered as a suitable site for strategic employment provision in the area, and was removed from consideration for Sustainable Urban Extensions.
3. The remaining recommended sites were consulted on during the Regulation 18 consultation. On the basis of the responses received, it has been decided to take forward the recommended sites as allocations in the Development Management Plan. Two minor changes have been made to the classification of the sites – ERM2 and ERM3 are now considered as a single site; ERM4 has been split into two sites, labelled ‘a’ and ‘b’; and SSW7 and the small area of SSW6 have been separated into two distinct sites.
4. This addendum to the Site Specific Technical Report assesses the strength of the new Green Belt boundaries that will be created by these Sustainable Urban Extensions. Paragraph 85 of the National Planning Policy Framework states that Green Belt boundaries should be defined “clearly, using physical features that are recognisable and likely to be permanent”.
5. Each proposed boundary was therefore examined and assessed against the features set out in the Green Belt Review to determine if they were considered strong, moderate, or weak. These features are reproduced below. Where necessary and possible, boundaries of land to be removed from the Green Belt were adjusted slightly to ensure the strongest available border is used.

Table 1: Strength of Boundary Features

Strong boundaries	Weaker boundaries
Prominent landscape features – valley, ridgelines, steep hills etc.	Man made – intermittent or unclear settlement boundaries, private/unmade roads or tracks, power lines, fencing
Watercourses – rivers, streams, canals etc.	Vegetation – sparse or intermittent tree belts, sparse or intermittent hedgerows, unprotected woodland, field boundaries
Vegetation – dense tree belts, dense hedgerows, protected woodlands,	
Man made – motorways, major distributor roads, railway lines, established building lines/curtilage boundaries	

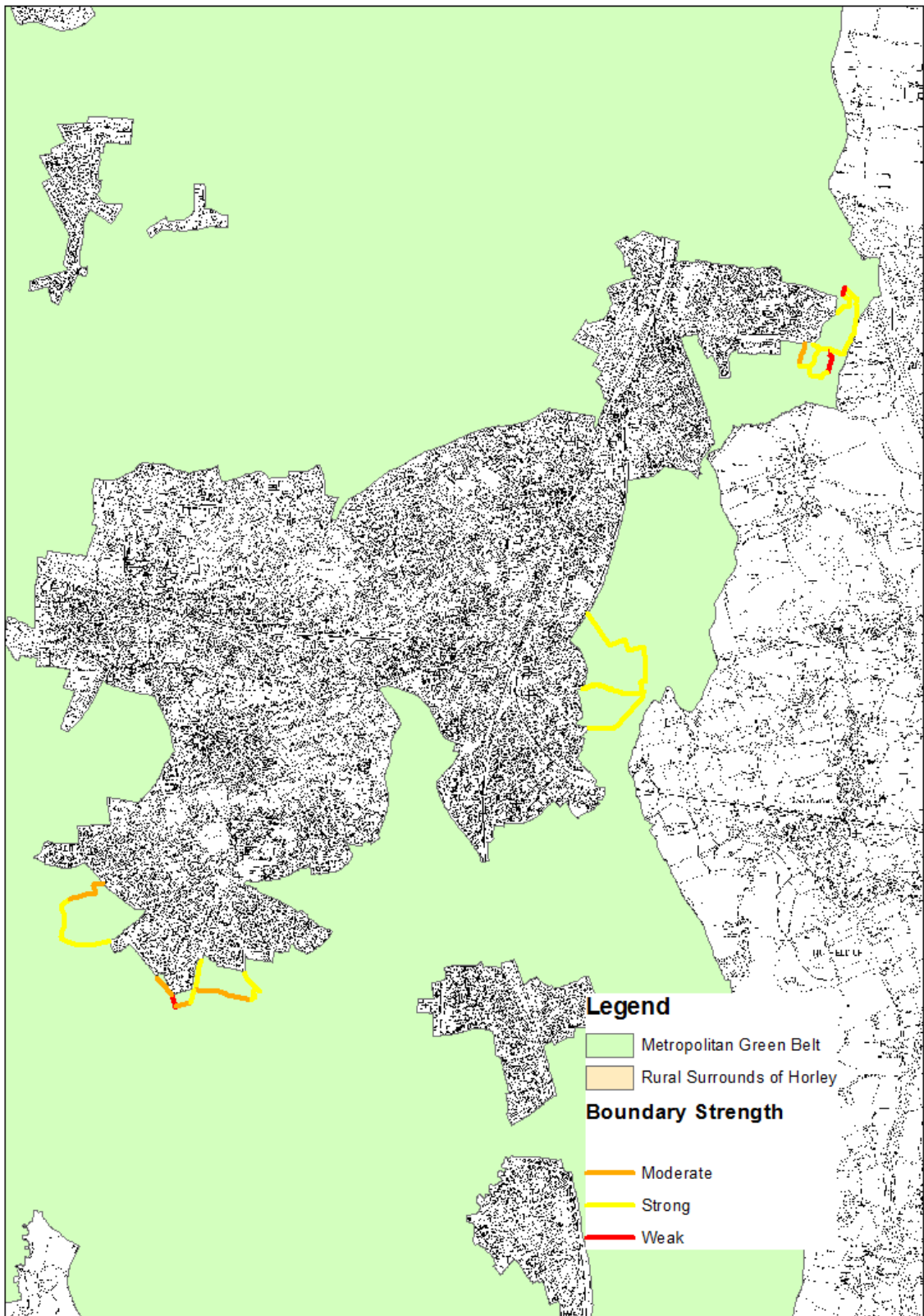
6. The table and maps below summarise the assessed boundary strength of the Green Belt changes that will be made as a result of the Sustainable Urban Extensions. The majority of the boundaries were considered strong or moderate, with only three sites containing any weak boundaries.
7. In site ERM5, a very small stretch of boundary in the northwest of the site is weak, consisting of only a fence across a stretch of open field. The site abuts a recreation ground (which is within the Green belt) at this point, no stronger boundary is available, the weak boundary is only approximately 55m across, and the remaining boundaries of the site are all considered strong. The small amount of weak boundary is therefore considered acceptable.
8. In site SSW7, the western boundary is weak, consisting of an intermittent tree belt and a fence between the site and the adjoining parcel. However, the nearest strong physical border to the west is a significant distance away, and the weak western boundary is only approximately 100m long, and is therefore considered acceptable.
9. In site ERM4, the eastern boundary is weak, consisting of an intermittent tree belt and poorly marked residential curtilages. A more logical boundary is to be found further to the east, at the boundary line of the borough, where there is a stronger belt of trees. However, this land is in a different ownership from the site proposed as an SUE, and is considered unsuitable for addition to the SUE allocation. Consequently, while not ideal, the current boundary is considered appropriate in terms of not removing an undue amount of land from the Green Belt, and not removing inappropriate land from the Green Belt.
10. Where weaker boundaries have been used, developments should aim to strengthen the boundaries through appropriate planting and landscaping to ensure that in the boundaries are strong and defensible, and particularly to strengthen weak spots in the boundaries. Potential mitigating action has been suggested in the table below, and all sites should aim to provide strong residential curtilage boundaries where applicable, though specific details will have to be considered on a site-by-site basis as applications for planning permission come forward.

Table 2: Boundary Strength Assessment

Site	Boundary Strength	Potential Mitigating Action
ERM1	STRONG: Strong tree belt (south), road and strong tree belt (north)	N/A
ERM2/3	STRONG: Strong tree belt and landfill bund (north and east), road and strong tree belt (south)	N/A
ERM4a	MODERATE: intermittent tree belt and poorly marked curtilages (east), steep bank and tree belt (south), road and dense hedgerow (north); strong tree belt (west)	Additional tree or hedgerow planting along the eastern boundary; consideration of existing trees for TPOs.
ERM4b	MODERATE: hedgerow of varying density	Additional tree or hedgerow

	(west); steep bank and tree belt (south), road and dense hedgerow (north); strong tree belt (east)	planting along the western boundary; consideration of existing trees for TPOs.
ERM5	STRONG: dense tree belt and hedgerow, motorway berm (east), road and dense hedgerow (south), dense tree belt and small fenced area (west)	Additional tree or hedgerow planting along the north-eastern boundaries.
SSW2	STRONG: road and dense hedgerow (south and west), hedgerow and intermittent tree belt (north)	Additional tree or hedgerow planting along the northern boundary.
SSW6	MODERATE: low hedgerow (west)	Additional tree or hedgerow planting along the western boundary.
SSW7	MODERATE: road (east), private track, building curtilages, intermittent tree belt (south), intermittent tree belt (west)	Additional tree or hedgerow planting along the western and southern boundaries; consideration of existing trees for TPOs.
SSW9	STRONG: road (west), road and dense tree belt (east), private track, building curtilages, and varying tree belt (south)	Additional tree or hedgerow planting along the southern boundary; consideration of existing trees for TPOs.
NWH1	STRONG: dense tree belt (west), river (north), future edge of urban area once Horley North West Sector is built up (east)	Eastern boundary should be defined significantly more clearly as part of the North West Sector development.
NWH2	STRONG: River, dense tree belt (northwest), car park boundary and moderate tree belt (northeast)	Strong boundary (river) is located less than 50m north of current boundary, no mitigation needed.
SEH4	MODERATE: tree belt of varying density and residential curtilages (all sides)	Additional tree or hedgerow planting along the boundary; consideration of existing trees for TPOs.

Strength of proposed new Green Belt boundaries - Redhill, Merstham, Reigate



Strength of proposed new boundaries - Rural Surrounds of Horley

