

Oxford – Development and Planning

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Statement for Matter 3: Approach to Allocations in the Green Belt (Respondent Ref: REP/300)

**Prepared for West Hall Estate Company Ltd.
(November 2019)**

1. Introduction

- 1.1 This hearing statement has been prepared by Strutt & Parker on behalf of our client, West Hall Estate Company Ltd., who have land allocated by the Council in the proposed draft Site Allocations Development Plan Document (SADPD) with specific reference to site GB10 - Land surrounding West Hall, Parvis Road, West Byfleet, KT14 6EY.
- 1.2 We confirm that our client owns the site, identified in draft policy GB10, and has done so since 1958. The site is available, deliverable and development in general accordance with draft Policy GB10 is achievable within the suggested timeframe. Therefore, this site would significantly contribute to meeting the housing (both market and affordable) needs of the Borough, some of which could come forward within the first 5-year period of the new Local Plan.
- 1.3 We confirm that our client has engaged fully with the Local Plan process stretching back to 2014. The comments set out below are in response to the Inspector's Matters, Issues and Questions ahead of the Hearings. These comments should be read in conjunction with the issues raised by us at the Reg. 19 stage which also included a detailed vision document to show how the site could be developed in line with the draft allocation and our suggested modifications. Our client has been approached by several national and regional housebuilders over the past few years, all of which are keen to develop the site for housing along the lines suggested in the draft policy. We provide documentary evidence of this **at Appendix A**.
- 1.4 This statement specifically responds to the **Inspector's Matter 3: Is the SADPD's approach to allocations and safeguarded land in the Green Belt justified and consistent with national policy?**

Issue (ii) Do the SADPD's GB allocations and policies accord with national policies and guidance, and do exceptional circumstances exist sufficient to justify the alteration of the GB's boundaries?

8. Does the SADPD set out ways in which the impact of removing land from the GB can be offset through compensatory improvements to the environmental quality and accessibility of the remaining GB land, and how such improvements could be secured?

- 1.5 As part of our client's submission, and through the provisions of draft Policy GB10, our submitted vision document for the site shows how the site could be developed including compensatory improvements within the allocation. In particular, the potential to secure the long-term woodland and wildlife management of those undeveloped areas. In addition, the development of the site could secure public access, which currently is unavailable. The draft masterplan demonstrates the way in which existing footpaths would be incorporated into the overall vision for the site and new public

connections established especially to the north to allow north-south and east-west permeability through and beyond the site. These public access routes would also link into the wider SANG land proposed by the Council to the south and east of the draft allocation.

Issue (iii) Are the GB housing allocations deliverable or developable?

2. To what extent would housing allocations in the GB anticipated to come forward in the next 5 years be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years?
- 1.6 The site is available now and is a suitable and sustainable location for housing. The vision document demonstrates that an attractive landscape-led scheme could come forward subject to securing the allocation and relevant planning permissions. In respect of the timing of release of GB sites, we refer the Inspector to our comments under paragraphs 3.9 to 3.14 of our Reg. 19 submission.
3. For GB allocations scheduled later in the plan period, are these in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged?
- 1.7 As highlighted at paragraph 3.1 of our Reg. 19 submission, the Council has identified the site lies within a highly sustainable location on the edge of the existing residential area forming the current urban edge to West Byfleet, with its associated services and facilities. The site can deliver much needed new housing (both market and affordable housing) within a sensitively designed and strong landscape environment. In addition, the Sustainability Appraisal (SA) that forms part of the evidence base that underpins the draft Site Allocations DPD carefully considers the reasonable alternatives for delivering housing and employment across the District, including the alternatives to releasing land currently within the green belt. In our view, the SA has fully considered the likely significant effects on the environment, economic and social factors as required by the NPPF.
- 1.8 At every stage of the Plan process, our client has highlighted to the Council that the site is available immediately with no significant constraints (i.e. contamination, access, ecology etc.) across the site. The proposed allocation would allow a viable scheme to come forward including the delivery of policy compliant affordable housing. The client has been approached by several national and regional housebuilders who are very keen to develop out the site for housing. In our opinion, there are no physical, environmental or economic/commercial considerations that would affect the deliverability of this site for housing.

4. Policy GB10 of the SADPD relates to a site that is within a Mineral Safeguarding Area. The reasoned justification to Policy GB10 indicates that borehole testing of the site would be necessary, which may then lead to the full investigation of whether any reserves could be worked prior to any development that could sterilise those reserves. How have the implications of this informed the phasing and delivery assumptions of GB10?

1.9 As part of site investigations to inform the draft masterplan/vision, the allocation was subject to a minerals assessment in 2004/05. At **Appendix B**, we provide a summary letter from our technical advisers, Matthews and Son, which summarises the current position as follows:

'The lack of interest in the deposit at that time [2004/05] was clear evidence of the uneconomic nature of the deposit and in my view this mineral remains equally uneconomic to this day and is simply too small and has too many associated geological problems to be a commercially workable prospect'.

1.10 It is clear from the summary letter that the site does not contain sufficiently viable amount of minerals that would preclude its development for housing. Any minerals found could be removed and/or used in connection with the sites development.

5. How has the 14.8ha figure for residential development on the GB10 site been arrived at, and does the figure include the proposed traveller pitch provision?

1.11 We refer the Inspector to our representations under Reg.19, and in particular, paragraphs 3.3 to 3.7 under which we also query how the Council has arrived at the residential development area. As part of the Reg. 19 submission, we have suggested a number of modifications to ensure the draft policy is justified, effective and consistent with national policy, in particular with paragraph 117 of the NPPF.

Issue (iv) Are the SADP's policies relating to Traveller Sites consistent with the Core Strategy, national policies and guidance?

1. Has the allocation of sites for Traveller accommodation and transit pitch provision followed the sequential approach set out within Policy CS14 of the Core Strategy?

1.12 The requirement to provide 15 traveller pitches (within the draft GB10 allocation) is a very recent addition and one that was not discussed with our client prior to the submission of the draft Plan to the Secretary of State. This late insertion in to the draft policy raises a number of issues: 1) who would deliver the site?, 2) Who would own and maintain the site, 3) Possible impact on the commercial viability/attractiveness of the residential scheme and 4) Potential for conflict along single access road and impact upon woodland areas from paraphernalia connected with the traveller site.

1.13 We set out our comments on this aspect of the draft policy at paragraphs 3.15 to 3.38 of our Reg. 19 submission. In addition, we include a technical assessment prepared by our consultants (**see Appendix C**), Tyler Grange, which has reviewed alternative locations taking into consideration Government advice contained in Traveller Sites dated August 2015 (as appended to our Reg. 19 submission). The technical assessment concludes that there are other sites that could accommodate the traveller pitches including the following:

- Land at Ten Acre Farm.
- Land South and North of Murrays Lane (Boyds Farm).
- Land north of Saunders Lane.
- Land at New Lane, Sutton Green.
- Five Acres Farm.

1.14 We believe that the Council has not provided a reasonable and considered justification as to why these sites are not appropriate. In respect of land north of Murray Lane (Boyds farm ref: PLAN/2018/0940), this was not even assessed by the Council though there is an appeal pending for *'Change of use of land to 2 No. Gypsy / Traveller pitches including 2 No. mobile homes, 2 No. semi-detached dayrooms, 1 No. package treatment plant, 2 No. touring caravans, hardstanding, and associated works'*. Whilst I appreciate the Council may have taken the view to discount this site due to the outcome of the application, it nevertheless, should have been assessed as part of the Council's Traveller Assessment. The Council may have come to a different conclusion based upon the strategic overview being taken to inform the Local Plan process which is quite distinct to the assessment of an ad-hoc planning application. The application is currently at appeal.

1.15 In addition to the above sites, we highlighted in our Reg. 19 submission (paragraph 3.33) other Green Belt sites also allocated for development or safeguarded for future development that have not been allocated any traveller pitches, including:

- Land south of Parvis Road and High Road, Byfleet (Policy GB4, 5.83ha);
- Land to the south of Rectory Lane, Byfleet, (Policy GB5, 4.40ha);
- Nursery Land adjacent to Egley Road, Mayford (Policy GB7, 18.65ha); and
- Woking Garden Centre, Egley Road, Mayford (Policy GB8, 1.62ha).

1.16 The Council has provided very little justification as to why the 15 traveller pitches (70% of the overall provision) is required to be provided on the West Hall site, other than a comment about spatial distribution, which is not considered relevant. If the Inspector considers these alternative locations are not appropriate, then we propose the traveller pitches be located on land adjacent to GB10 (also owned by our client), which would help to alleviate/remove some of the concerns listed under 1.12 above, and allow for a comprehensive masterplan to be delivered at West Hall without the need to carve out an area solely for traveller pitches. As set out in the TG document (**Appendix C** – paragraph 3.23), this alternative site could also deliver ecological/biodiversity compensatory enhancement measures as a result of

land being removed from the Green Belt in line with the advice in paragraph 138 of the NPPF.

2. What evidence is there to support the statement in the Council's Regulation 19 Consultation Issues and Matters Topic Paper that use of sites in the urban area to meet the needs of Travellers is unlikely to be viable?

1.17 We do not believe that the Council has fully explored the possibility of accommodating traveller pitches close to urban areas where the extent and range of facilities and services are at their greatest. This is evidenced by the Council's response at paragraph 3.6 of the Council's Summary and Response to Reg. 19 Consultation document dated June 2019 (ref: WBC/SA/003). This brief explanation is neither detailed nor robust and/or credible.

4 What factors have been taken into account to inform the SADPD's spatial distribution of Traveller sites?

1.18 The Council claims to have found no suitable or viable sites within or adjacent to the urban area outside the Green Belt from an assessment of sites included in the Council's Strategic Housing Land Availability Assessment, however it has provided no details of which specific sites within or adjacent to the urban area were assessed as part of this exercise or the reasons why these sites were discounted.

1.19 This has resulted in the Council identifying the opportunity to provide 15 traveller pitches on an area of around 1.2 hectares at West Hall, within the Green Belt (nearly 70% of the overall need).

1.20 The Council states in its report to Council on 18th October 2018 that these proposals "*will strike a good balance in the geographical distribution of pitches across the Borough*" and are "*in general conformity*" with national guidance, following the "*general principle for Travellers accommodation to be met where possible as an integral part of large allocated housing sites*" (paragraph 3.3).

1.21 Taking these assertions in turn and notwithstanding the fact that there are no current or proposed traveller sites in the north of the Borough, it is our view that there is no reason why traveller pitches should be geographically dispersed across the Borough. There is no requirement in national policy for sites to be dispersed across local authorities' administrative areas and it is our view that either intensification or expansion of current sites within the Borough would be the most appropriate location for new pitches, in line with the Government's aims in Planning Policy for Traveller Sites.

1.22 Moreover, the Council has also provided no evidence as to why the West Hall site is its preferred location for accommodating these 15 pitches ahead of other sites within the Green Belt including those that the Council is proposing releasing from the Green Belt or safeguarding through the Site Allocations DPD.

1.23 We refer the Inspector to our comments under paragraphs 3.34 to 3.38 of our Reg. 19 submission.

Summary

1.24 On behalf of our client, we support the Site Allocations DPD (and the supporting evidence) as it fully justifies the proposed spatial housing strategy which includes the need to release green belt land to positively meet its housing and other economic priorities for the Plan period and beyond.

1.25 Notwithstanding the above, we feel that overall the Plan is currently unsound, but could be made sound if our suggested modifications are taken on board by the Inspector/Council.

Appendix A – Letter from Strutt & Parker

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BNP PARIBAS GROUP 

Thomas Hickman
West Hall Estate Company Ltd

Direct Dial: 01865 366652

Mobile: 07721 260379

Email: piers.beeton@struttandparker.com

Our ref: PB/MH

8th November 2019

Dear Tom,

Land at West Hall, West Byfleet

Further to your recent conversation with Bhavash Vashi of Strutt & Parker, I am writing to you to summarise the level of interest that we would gauge for a site of this nature in the current market, should it receive an allocation in the emerging Local Plan and associated planning permission.

The subject site extends to circa 74 acres (30 hectares) and we believe that there is a particularly strong demand for development in this area due to its highly desirable and sustainable location. The site lies within the London Commuter Belt and has strong rail connections and access to the M25. Its central location, coupled with its high environmental quality makes it an attractive place to live and work for local people and commuters.

Having been approached throughout the local plan promotion process by several parties, and having spoken with leading national and regional house builders active in the area, we have received confirmation from several parties that a site of this scale and nature would be highly desirable to their businesses, we would envisage strong interest in this site should it be marketed.

We have carried out research into the new homes sales market in the locality and concluded that there is a strong demand for new build family housing in this location and sales rates have continued to remain strong throughout the last few years, this is backed up by conversations with local agents operating in that market location who are in agreement with our findings.

By way of a brief introduction, Strutt & Parker as of 2017 became part of BNP Paribas Real Estate, which is widely acknowledged as being one of the UK's leading property advisors across a broad spectrum of sectors, with 67 offices and 1,500 staff. Our specialist Development & Planning Teams are renowned nationwide and have an excellent track record in providing leadership during the planning process along with 'cutting-edge' acquisition and disposal advice for a wide variety of clients.

If you have any further questions, please do not hesitate to get in touch.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'P. Beeton', written in a cursive style.

Piers Beeton BA (Hons) MSc (Dev.Plan) MRICS
Senior Associate Director – National Development & Planning
Strutt & Parker

Appendix B – Mineral Assessment

MATTHEWS & SON LLP

Chartered Surveyors

26-27 Bedford Square London WC1B 3HP

Tel: 020 7387 8511

www.matthewsandson.co.uk

Mr T Hickman
Gillenden Developments Limited
3rd Floor
18 Saville Row
London, W1S 3PW

DT/11982

11 November 2019

Dear Mr Hickman

LAND AT WEST BYFLEET - PREVIOUSLY PART PMZ80

I refer to your recent enquiry regarding your land at West Byfleet shown on the attached plan.

You will recall that in 2004/5 Matthews & Son were instructed by your company to explore the possibility of extracting sand and gravel from this land. We then reviewed the viability of the land for mineral workings again in a further note to you dated 2 December 2015.

As part of our initial instruction, this firm contacted three separate companies in 2004/5 who were active or potentially active in the locality at that time.

One of those companies: Lafarge Aggregates, were sufficiently interested to carry out exploratory drilling on the site, resulting in the attached borehole information. You will see from the plan and the drilling logs that the investigation revealed that there was anticipated to be a thin deposit of sand and gravel of about 300,000 tonnes within your land although it is likely that this tonnage would have been significantly reduced further to allow for stand-off margins to the canal and other boundaries and from a number of isolated residential properties to the north and west of the site.

The mineral deposit is shown to be located in two separate areas (shown hatched) which would have been awkward (therefore more costly) to work and the gravel seam itself, where present, is also recorded as being disappointingly thin, varying between 1m and 2m with an

Members

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S J Meaney BSc FRICS IMApS

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Regulated by RICS

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MATTHEWS & SON LLP

Chartered Surveyors

overburden thickness of between 0.5m and 1m. Such a deposit would result in higher losses during the working process than would otherwise be the case. Furthermore, the gravels in the Wey Valley are generally well known as being high in sand and silt content and therefore low in stone content which would also reduce the economic value of the mineral.

Such a deposit was clearly unappealing to Lafarge Aggregates in 2005 and they showed no further interest in pursuing the matter after their initial investigations (see attached). Similarly the other gravel companies who were approached showed little interest in pursuing the matter.

The lack of interest in the deposit at that time was clear evidence of the uneconomic nature of the deposit and in my view this mineral remains equally uneconomic to this day. The deposit is simply too small and has too many associated geological problems to be a commercially workable quarrying prospect. The current market for sand and gravel has changed little in recent years and in my opinion, the market would be most unlikely to show any future interest in this small and awkwardly placed sand and gravel deposit.

Removal of the gravel would also result in the need to backfill the land and this might have implications in terms of foundation design for any future development which would of course add to any overall development costs.

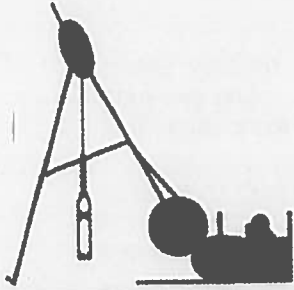
I trust the above information is of assistance and please do not hesitate to speak to me if you require further information.

Yours sincerely



DAVID THADDEUS FRICS

for MATTHEWS & SON LLP



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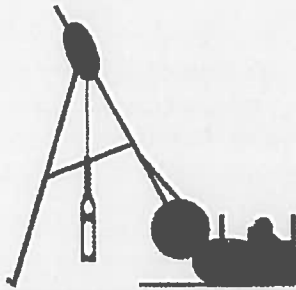
LANDFILL
SOAKAWAYS
SITE INVESTIGATION

Depth		Strata Description	Penetration Testing and Samples									
G/L			Type	From	To	75	150	225	300	375	450	Blows
G/L		TOP SOIL										
1-00		SOFT RUST-BROWN MOTTLED SILTY SANDY CLAY WITH SCATTERED GRAVELS.										
2-50		FINE GREY SAND WITH DARK GREY SILT BANDS.										
DRILLED TO 5-50			DAY WORKS.									
			COLLECTED SHINGLE - BALLIST AND CEMENT, FROM LOCAL SUPPLIER. = 1 1/2 HRS.									
			CLEARED SPOILS. = 1/2 HR.									
			CHECKED ALL B/H'S AND BACK FILLED AS NECESSARY = 3/4 HR.									
			UNABLE TO ACCESS OTHER B/H POSITIONS DUE TO HORSES IN FIELDS, ON STAND FROM 11-30 AM TO 3-30 PM = 4 HRS.									

Remarks: INSTALLED 6-00 x 50^{MM} LINER, DETAILS ON SEPARATE SHEET.

Driller: *M. J. Claxton*

Water Levels				H ² O			Strike 1			Strike 2			Strike 3							
Depth	Casing	Time		Depth	Strike 1	Strike 2	Strike 3	Depth	Strike 1	Strike 2	Strike 3	Depth	Strike 1	Strike 2	Strike 3					
Morning				Depth 5 mins	2-50			Depth 10 mins				Depth 15 mins								
Evening				Depth 20 mins				Casing				Cut off at								
Other				Depth at end of day																
Diameter (mm)		Borehole		Casing		Move			Drill			Stand			Break			Work		
150		5-50		5-50		1			5-50						6 3/4 HRS.					
Hard Strata / Chiselling				From (M)			To (M)			From (Hrs)			To (Hrs)			Site				
																WEST BYFLEET				
Total number of samples						Job No.			B/H No.			Date			Day					
SPT	B	U100	D	H ² O	P				W/M 1			4-11-05			FRIDAY					



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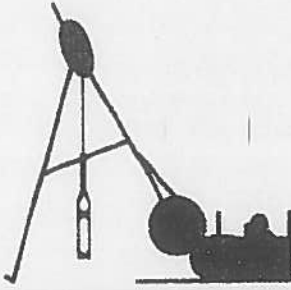
Depth		Strata Description	Penetration Testing and Samples									
G/L			Type	From	To	75	150	225	300	375	450	Blows
0-20	TOP SOIL.	ORANGE BROWN MEDIUM SAND, SLIGHTLY SILTY.	B	1-00	1-50							
1-00		RUST-BROWN MEDIUM TO COARSE SAND, WITH FINE-MEDIUM AND LARGE SUB ANGULAR AND SEMI ROUNDED GRAVELS.	B	2-00	2-50							
3-70		GREY SILTY FINE SAND, WITH DARK GREY SILT BANDS.	B	3-00	3-50							
			B	3-70	4-50							
		DRILLED TO 10-00										
			DAY WORKS.									
			COLLECTED WATER FROM STREAM TO ASSIST DRILLING = 1/2 HR.									

0-20
3-5

Remarks: BACK FILLED B/H ON COMPLETION = 1/2 HR. Driller: M. S. Claxton

Water Levels					
Depth	Casing	Time			
Morning					
Evening					
Other					
Depth at end of day					
Diameter (mm)	Borehole	Casing			
150	10-00	10-00			
Hard Strata / Chiselling					
From (M)	To (M)	From (Hrs)	To (Hrs)		
Total number of samples					
SPT	B	U100	D	H ² O	P
	4				

H ² O	Strike 1	Strike 2	Strike 3	
Depth	2-00			
Depth 5 mins				
Depth 10 mins				
Depth 15 mins				
Depth 20 mins				
Casing				
Cut off at				
Move	Drill	Stand	Break	Work
1	10-00			1/2 HR
Site WEST BYFLEET				
Job No.		B/H No. 2		
Day TUESDAY		Date 1-11-05		



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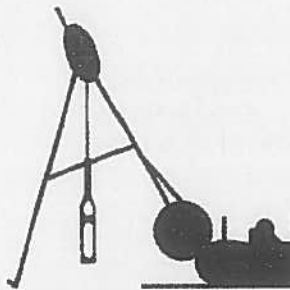
LANDFILL
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Depth	Strata Description	Penetration Testing and Samples											
		Type	From	To	75	150	225	300	375	450	Blows		
G/L	TOP SOIL.												
0-30	DARK ORANGE BROWN MEDIUM SAND, WITH FINE MEDIUM AND LARGE SUB ANGULAR AND SEMI-ROUNDED GRAVELS IN A SILTY MATRIX.	B	0-30	1-00									
		B	1-20	2-00									
1-20	RUST BROWN COARSE SAND, WITH FINE-MEDIUM AND LARGE SUB-ANGULAR AND SEMI ROUNDED GRAVELS.												
2-50	GREY FINE SAND, WITH SCATTERED GRAVELS AND SILT BANDS.												
3-00	GREY SILTY FINE SAND, WITH FINE SILT BANDS.												
DRILLED TO 4-50													
DRY WORKS.													
COLLECTED WATER FROM STREAM TO ASSIST DRILLING = 1/2 HR.													

0-30 or 2-250

Remarks: Driller: M. J. Claxton

Water Levels				H ² O	Strike 1	Strike 2	Strike 3
Depth	Casing	Time		Depth			
Morning				2-00			
Evening				Depth 5 mins			
Other				Depth 10 mins			
Depth at end of day				Depth 15 mins			
Diameter (mm)	Borehole	Casing		Depth 20 mins			
150	4-50	4-50		Casing			
Hard Strata / Chiselling				Cut off at			
From (M)	To (M)	From (Hrs)	To (Hrs)	Move	Drill	Stand	Break
				1	4-50		1/2 HR.
				Site	WEST BYFLEET		
				Job No.	B/H No. 3		
				Day	WEDNESDAY		
				Date	2-11-05		
Total number of samples							
SPT	B	U100	D	H ² O	P		
	2						



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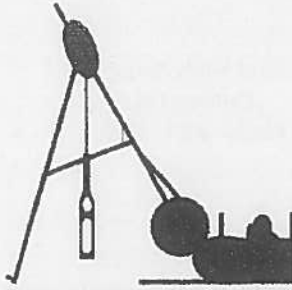
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Depth		Strata Description	Penetration Testing and Samples									
G/L	Depth	Strata Description	Type	From	To	75	150	225	300	375	450	Blows
G/L		TOP SOIL.										
0.30		FIRM RUST-BROWN AND GREY MOTTLED SILTY, SANDY CLAY.	B	1.20	1.50							
1.20		DARK ORANGE BROWN MEDIUM SAND WITH FINE-MEDIUM AND LARGE SUB ANGULAR AND SEMI ROUNDED GRAVELS IN A SILTY MATRIX.										
2.00		FIRM DARK GREY SILT.										
		DRILLED TO 3.00										
			DAY WORKS.									
			COLLECTED WATER FROM STREAM, TO ASSIST DRILLING = 1/2 HR.									
			UNABLE TO DRILL NEXT POSITIONS DUE TO NO WATER SUPPLY, ON STAND WAITING FOR BOWSER = 5 HRS.									
Remarks			Driller <i>M. J. Claxton</i>									
Water Levels			H ² O	Strike 1	Strike 2	Strike 3						
Depth	Casing	Time	Depth	Strike 1	Strike 2	Strike 3						
Morning			Depth 5 mins	1.80								
Evening			Depth 10 mins									
Other			Depth 15 mins									
			Depth 20 mins									
Depth at end of day			Casing									
Diameter (mm)			Borehole									
150			3.00									
2.50			Cut off at									
Hard Strata : Chiselling				Move	Drill	Stand	Break	Work				
From (M)	To (M)	From (Hrs)	To (Hrs)	1	3.00	5 1/2 HR.						
Total number of samples							Site					
SPT							WEST BYFLEET					
B							Job No.					
U100							B/H No. 5					
D							Day WEDNESDAY					
H ² O							Date 2-11-05					
P												
1												

1.208
0.8



Direct Drilling

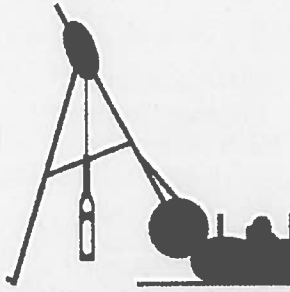
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Depth		Strata Description		Penetration Testing and Samples													
				Type	From	To	75	150	225	300	375	450	Blows				
G/L	TOP SOIL																
0-40	ORANGE BROWN SANDY SILT.																
1-20	ORANGE BROWN MEDIUM SAND, WITH FINE-MEDIUM AND LARGE SUBANGULAR AND SEMI ROUNDED GRAVELS, IN A SILTY MATRIX.	B		1-20		1-50											
2-00	FIRM DARK GREY SILT.																
DRILLED TO 3-00																	
				DAY WORKS.													
				FILLED BOWZER TO ASSIST DRILLING = 1HR.													
Remarks				Driller <i>M. J. Claxton</i>													
Water Levels				H ² O				Strike 1			Strike 2			Strike 3			
Depth		Casing		Time		Depth		1-80									
Morning						Depth 5 mins											
Evening						Depth 10 mins											
Other						Depth 15 mins											
Depth at end of day				Depth 20 mins													
Diameter (mm)		Borehole		Casing		Casing											
150		3-00		2-50		Cut off at											
Hard Strata / Chiselling				Move		Drill		Stand		Break		Work					
From (M)		To (M)		From (Hrs)		To (Hrs)		1		3-00		1HR.					
				Site		WEST BYFLEET											
				Job No.				B/H No.				6					
				Day THURSDAY				Date				3-11-05					
Total number of samples																	
SPT		B		U100		D		H ² O		P							
		1															



Direct Drilling

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LANDFILL
SOAKAWAYS
SITE INVESTIGATION

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Mobile : (07831) 239668

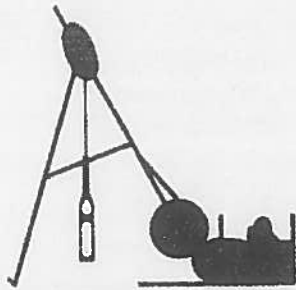
Depth		Strata Description	Penetration Testing and Samples									
			Type	From	To	75	150	225	300	375	450	Blows
G/L		TOP SOIL.										
0.30		LIGHT BUFF-BROWN MOTTLED SILT.										
0.90		GREENISH ORANGE-BROWN MEDIUM SAND, WITH FINE-MEDIUM AND LARGE SUB ANGULAR AND SEMI-ROUNDED GRAVELS IN A SILTY MATRIX.	B	0-90	1-50							
			B	2-00	2-20							
2.20		FIRM DARK GREY SILT.										
		DRILLED TO 3-00										

Remarks

Driller

M. J. Claxton

Water Levels				H ₂ O	Strike 1	Strike 2	Strike 3	
Depth	Casing	Time		Depth	2-00			
Morning				Depth 5 mins				
Evening				Depth 10 mins				
Other				Depth 15 mins				
Depth at end of day				Depth 20 mins				
Diameter (mm)	Borehole	Casing		Casing				
150	3-00	2-70		Cut off at				
Hard Strata / Chiselling				Move	Drill	Stand	Break	Work
From (M)	To (M)	From (Hrs)	To (Hrs)	1	3-00			
				Site	WEST BYFLEET			
Total number of samples				Job No.	B/H No. 7			
SPT	B	U100	D	H ₂ O	P	Day THURSDAY		Date 3-11-05
	2							



Direct Drilling

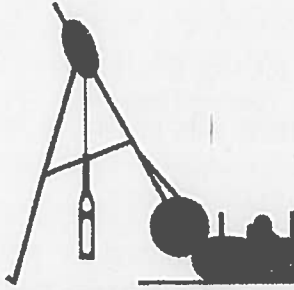
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Depth		Strata Description		Penetration Testing and Samples										
G/L				Type	From	To	75	150	225	300	375	450	Blows	
0-30	TOP SOIL.													
0-30	BROWN FINE TO MEDIUM SAND, WITH SCATTERED GRAVELS AND SOFT BROWN SILT BANDS.			B	0-30	1-50								
1-50	SOFT TO FIRM DARK GREY SILT.													
		DRIILLED TO 3-00												
				DAY WORKS.										
				FILLED BOWZER TO ASSIST DRILLING = 1HR.										
Remarks				Driller <i>M. J. Claxton</i>										
Water Levels			H ₂ O			Strike 1		Strike 2		Strike 3				
Depth	Casing	Time	Depth	Strike 1	Strike 2	Strike 3	Strike 1	Strike 2	Strike 3	Strike 1	Strike 2	Strike 3		
Morning			Depth 5 mins	1-50										
Evening			Depth 10 mins											
Other			Depth 15 mins											
Depth at end of day			Depth 20 mins											
Diameter (mm)	Borehole	Casing	Casing	Cut off at	Move	Drill	Stand	Break	Work	Move	Drill	Stand	Break	Work
150	3-00	3-00			1	3-00			1HR.					
Hard Strata / Chiselling			Site											
From (M)	To (M)	From (Hrs)	To (Hrs)	WEST BYFLEET										
				Job No.					B/H No. 8					
				Day MONDAY					Date 7-11-05					
Total number of samples														
SPT	B	U100	D	H ₂ O	P									
	1													



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Depth	Strata Description	Penetration Testing and Samples																		
		Type	From	To	75	150	225	300	375	450	Blows									
G/L	TOP SOIL.																			
0-30	FIRM RUST-BROWN AND GREY MOTTLED SILTY CLAY.																			
1-00	ORANGE BROWN SILTY SAND, WITH SCATTERED GRAVELS.																			
1-50	SOFT TO FIRM DARK GREY SILT.																			
	DRILLED TO 3-00																			

Remarks _____ Driller *M. J. Claxton*

Water Levels				H ₂ O			Strike 1			Strike 2			Strike 3								
Depth	Casing	Time		Depth	Move	Drill	Stand	Break	Work	Depth	Move	Drill	Stand	Break	Work	Depth	Move	Drill	Stand	Break	Work
Morning				1-50																	
Evening				Depth 5 mins																	
Other				Depth 10 mins																	
Depth at end of day				Depth 15 mins																	
Diameter (mm)				Depth 20 mins																	
150		3-00		Casing																	
		2-50		Out off at																	
Hard Strata / Chiselling				Move																	
From (M)	To (M)	From (Hrs)	To (Hrs)	1		3-00															
Total number of samples				Site	WEST BYFLEET																
SPT	B	U100	D	H ₂ O	P	Job No.			B/H No. 9			Day MONDAY			Date 7-11-05						



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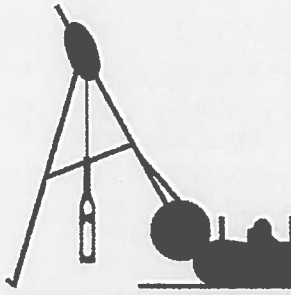
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LANDFILL
SOAKAWAYS
SITE INVESTIGATION

Depth	Strata Description	Penetration Testing and Samples									
		Type	From	To	75	150	225	300	375	450	Blows
G/L	TOP SOIL.										
0-30	FIRM RUST-BROWN AND GREY MOTTLED SILTY CLAY.										
1-00	GREY SILTY FINE SAND.										
DRILLED TO 4-00											

Remarks	Driller
	<i>M. J. Claxton</i>

Water Levels				H ² O				
Depth	Casing	Time		Strike 1	Strike 2	Strike 3		
Morning				1-50				
Evening								
Other								
Depth at end of day				Depth 5 mins				
Diameter (mm)	Borehole	Casing		Depth 10 mins				
150	4-00	4-00		Depth 15 mins				
Hard Strata / Chiselling				Depth 20 mins				
From (M)	To (M)	From (Hrs)	To (Hrs)	Casing				
				Cut off at				
Total number of samples				Move	Drill	Stand	Break	Work
SPT	B	U100	D	H ² O	P			
				Site	WEST BY FLEET			
				Job No.	B/H No. 10			
				Day	MONDAY.			
				Date	7-11-05			



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SOAKAWAYS
SITE INVESTIGATION

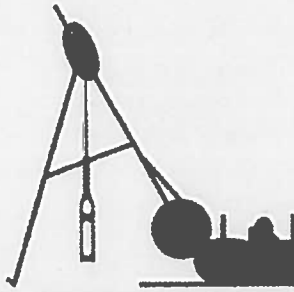
Depth	Strata Description	Penetration Testing and Samples									
		Type	From	To	75	150	225	300	375	450	Blows
G/L	TOP SOIL.										
0.30	FIRM MOTTLED RUST-BROWN SANDY SILT.	B	1-00	1-50							
		B	2-00	2-40							
1-00	ORANGE BROWN MEDIUM TO COARSE SAND, WITH FINE-MEDIUM AND LARGE SUB ANGULAR AND SEMI ROUNDED GRAVELS, SLIGHTLY SILTY.	B	2.40	3-00							
2.40	GREENISH BROWN FINE TO MEDIUM SAND WITH SCATTERED GRAVELS.										
3-50	GREY-GREEN SILTY FINE SAND WITH DARK GREY SILT BANDS.										
DRILLED TO 4-50											

Remarks

Driller

M. J. Claxton

Water Levels				H ² O			
Depth	Casing	Time		Strike 1	Strike 2	Strike 3	
Morning				2-00			
Evening							
Other							
Depth at end of day				Depth 5 mins			
Diameter (mm)				Depth 10 mins			
Borehole		Casing		Depth 15 mins			
150		4-50		Depth 20 mins			
Hard Strata : Chiselling				Casing			
From (M)	To (M)	From (Hrs)	To (Hrs)	Cut off at			
				Move	Drill	Stand	Break
				1	4-50		
Total number of samples				Site			
SPT	B	U100	D	WEST BYFLEET			
	3			Job No.		B/H No. 13	
				Day THURSDAY		Date 3-11-05	



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LANDFILL
SOAKAWAYS
SITE INVESTIGATION

Depth	Strata Description	Penetration Testing and Samples								
		Type	From	To	75	150	225	300	375	450 Blows
G/L	TOP SOIL.									
0-30	FIRM RUST-BROWN MOTTLED SILTY CLAY.	B	1-00	1-50						
1-00	ORANGE BROWN MEDIUM TO COURSE SAND, WITH FINE-MEDIUM AND LARGE SUB ANGULAR AND SEMI-ROUNDED GRAVELS, SLIGHTLY SILTY.	B	2-00	2-40						
2-40	FIRM DARK GREY SILT.									
	DRILLED TO 3-50									

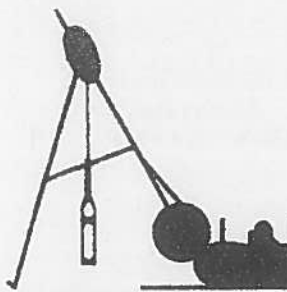
Remarks

Driller

M. J. Claxton

Water Levels					
Depth	Casing	Time			
Morning					
Evening					
Other					
Depth at end of day					
Diameter (mm)	Borehole	Casing			
150	3-50	3-00			
Hard Strata / Chiselling					
From (M)	To (M)	From (Hrs)	To (Hrs)		
Total number of samples					
SPT	B	U100	D	H ² O	P
	2				

H ² O	Strike 1	Strike 2	Strike 3	
Depth	2-00			
Depth 5 mins				
Depth 10 mins				
Depth 15 mins				
Depth 20 mins				
Casing				
Cut off at				
Move	Drill	Stand	Break	Work
1	3-50			
Site WEST BYFLEET				
Job No.		B/H No. 14		
Day FRIDAY		Date 4-11-05		



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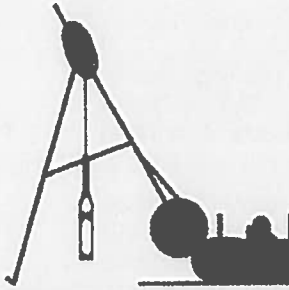
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LANDFILL
SOAKAWAYS
SITE INVESTIGATION

Depth		Strata Description		Penetration Testing and Samples									
				Type	From	To	75	150	225	300	375	450	Blows
G/L		TOP SOIL.		B	0-60	1-00							
0-60		RUST BROWN MEDIUM TO COARSE SAND, WITH FINE - MEDIUM AND LARGE SUB ANGULAR AND SEMI - ROUNDED GRAVELS, SLIGHTLY SILTY.		B	1-50	2-00							
3-80		SOFT DARK GREY SILT.		B	2-50	3-00							
		DRILLED TO 5-00											
				DAY WORKS									
				UNABLE TO ACCESS B/H ^s 11 AND 12 DUE TO VERY SOFT GROUND CONDITIONS WINCHED RIG OFF SITE, AND REPAVED FIELD FROM 10AM TO 11-30 = 1 1/2 HRS.									
				7-11-05									
				ON STAND WAITING FOR ENGINEER TO PEG OUT B/H POSITIONS.									
				FROM 12 ^{MD} TO 3PM 7-11-05 = 3 HRS.									
Remarks				Driller									
				<i>M.J. Uxton</i>									
Water Levels				H ² O	Strike 1	Strike 2	Strike 3						
Depth	Casing	Time		Depth	2-00								
Morning				Depth 5 mins									
Evening				Depth 10 mins									
Other				Depth 15 mins									
Depth at end of day				Depth 20 mins									
Diameter (mm)	Borehole	Casing		Casing									
150	5-00	4-50		Cut off at									
Hard Strata / Chiselling				Move	Drill	Stand	Break	Work					
From (M)	To (M)	From (Hrs)	To (Hrs)	1	5-00			4 1/2 HRS.					
				Site	WEST B/FLEET								
Total number of samples				Job No.	B/H No. 15								
SPT	B	U100	D	H ² O	P	Day TUESDAY		Date	8-11-05				
	3												



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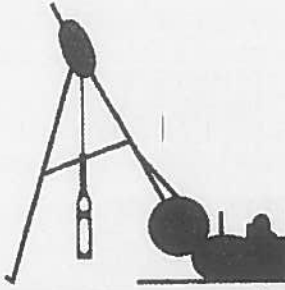
Depth		Strata Description	Penetration Testing and Samples									
			Type	From	To	75	150	225	300	375	450	Blows
0-1.6		TOP SOIL.	B	1-00	1-50							
0-40		DARK BROWN SILTY SANDY CLAY.	B	2-00	2-50							
1-00		RUST BROWN MEDIUM TO COARSE SAND, WITH FINE MEDIUM AND LARGE SUB ANGULAR AND SEMI ROUNDED GRAVELS, SLIGHTY SILTY.	B	3-00	3-50							
3-50		FIRM DARK GREY SILTY CLAY.										
		DRILLED TO 4-50										
		DAY WORKS.										
		FILLED BOWSER TO ASSIST DRILLING = 1 HR.										

Remarks

Driller

M. J. Claxton

Water Levels				H ² O				Strike 1		Strike 2		Strike 3	
Depth	Casing	Time		Depth	Strike 1	Strike 2	Strike 3						
Morning				Depth 5 mins	2-00								
Evening				Depth 10 mins									
Other				Depth 15 mins									
Depth at end of day				Depth 20 mins									
Diameter (mm)		Borehole		Casing		Casing							
150		4-50		4-00		Cut off at							
Hard Strata / Chiselling				Move	Drill	Stand	Break	Work					
From (M)	To (M)	From (Hrs)	To (Hrs)	1	4-50			1 HR					
				Site WEST BYFLEET									
				Job No.				B/H No. 16					
				Day TUESDAY				Date 8-11-05					
Total number of samples													
SPT	B	U100	D	H ² O	P								
	3												



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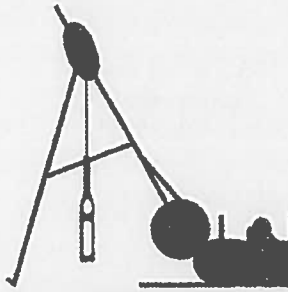
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LANDFILL
SOAKAWAYS
SITE INVESTIGATION

Depth		Strata Description	Penetration Testing and Samples									
G/L			Type	From	To	75	150	225	300	375	450	Blows
0.50	G/L	TOP SOIL.	B	1-00	1-50							
		FIRM DARK BROWN SILTY SANDY CLAY.	B	2-00	2-50							
1.00		RUST BROWN MEDIUM TO COARSE SAND WITH FINE MEDIUM AND LARGE SUB ANGULAR AND SEMI ROUNDED GRAVELS	B	3-00	3-50							
2.50		AS ABOVE, BECOMING SILTY SILTY.										
4.00		STIFF DARK GREY SILTY CLAY.										
		DRILLED TO 5.00										

Remarks: _____ Driller: *M. J. Claxton*

Water Levels				H ² O					
Depth	Casing	Time		Strike 1	Strike 2	Strike 3			
Morning			Depth	2-00					
Evening			Depth 5 mins						
Other			Depth 10 mins						
Depth at end of day			Depth 15 mins						
Diameter (mm)	Borehole	Casing	Depth 20 mins						
150	5-00	4-50	Casing						
Hard Strata / Chiselling			Cut off at						
From (M)	To (M)	From (Hrs)	To (Hrs)	Move	Drill	Stand	Break	Work	
				1	5-00				
Total number of samples			Site	WEST BYFLEET					
SPT	B	U100	D	H ² O	P	Job No.	B / H No.	17	
	3					Day	WEDNESDAY	Date	9-11-05



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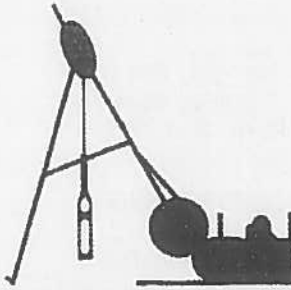
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Depth	Strata Description	Penetration Testing and Samples																		
		Type	From	To	75	150	225	300	375	450	Blows									
0-1.4	TOP SOIL.																			
0-50	RUST BROWN MEDIUM TO COARSE SAND, WITH FINE MEDIUM AND LARGE SUB ANGULAR AND SEMI-ROUNDED GRAVELS.	B	0.50	1.00																
		B	1.50	2.00																
		B	2.50	3.00																
3-80	FIRM DARK GREY SILTY CLAY.																			
	DRILLED TO 5-00																			

Remarks: _____ Driller: *M. J. Claxton*

Water Levels				H ² O					Strike 1					Strike 2					Strike 3										
Depth		Casing		Time		Depth		2-00																					
Morning																													
Evening																													
Other																													
Depth at end of day				Diameter (mm)		Borehole		Casing		Casing		Cut off at		Move		Drill		Stand		Break		Work		Site		Job No.		B/H No.	
				150		5-00		4-50				1		5-00										WEST BYFLEET				18	
Hard Strata / Chiselling				From (M)		To (M)		From (Hrs)		To (Hrs)		1		5-00										Job No.		Date		9-11-05	
Total number of samples				SPT		B		U100		D		H ² O		P		Day		WEDNESDAY											
				3																									



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SOAKAWAYS
SITE INVESTIGATION

Depth	Strata Description	Penetration Testing and Samples									
		Type	From	To	75	150	225	300	375	450	Blows
G/L	TOP SOIL.										
0.40	FIRM RUST-BROWN AND GREY MOTTLED SILTY CLAY.	B	1-10	1-50							
		B	1-50	2-00							
1-10	GREENISH BROWN MEDIUM SAND WITH FINE MEDIUM AND LARGE SUB ANGULAR AND SEMI ROUNDED GRAVELS IN A SILTY MATRIX.										
1-50	GREENISH BROWN SILTY MEDIUM SAND.										
3-00	FIRM DARK GREY SILT.										
	DRILLED TO 4-00										

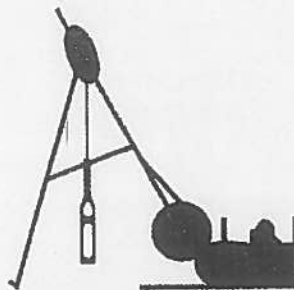
Remarks

Driller

M. J. Claxton

Water Levels			
Depth	Casing	Time	
Morning			
Evening			
Other			
Depth at end of day			
Diameter (mm)	Borehole	Casing	
150	4-00	3-50	
Hard Strata / Chiselling			
From (M)	To (M)	From (Hrs)	To (Hrs)
Total number of samples			
SPT	B	U100	D H ² O P
	2		

H ² O	Strike 1	Strike 2	Strike 3
Depth	2-00		
Depth 5 mins			
Depth 10 mins			
Depth 15 mins			
Depth 20 mins			
Casing			
Cut off at			
Move	Drill	Stand	Break Work
1	4-00		
Site	WEST BYFLEET		
Job No.	B/H No. 19		
Day WEDNESDAY	Date 19-11-05		



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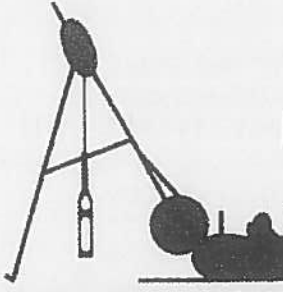
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Depth	Strata Description	Penetration Testing and Samples									
		Type	From	To	75	150	225	300	375	450	Blows
G/L	TOP SOIL.										
0-50	RUST BROWN MEDIUM TO COARSE SAND, WITH FINE-MEDIUM AND LARGE SUB ANGULAR AND SEMI-ROUNDED GRAVELS.	B	0.50	1.00							
	(SLIGHTLY SILTY)	B	1.50	2.00							
2-20	FIRM DARK GREY SILT.										
	DRILLED TO 4-00										

Remarks: _____ Driller: *M. J. Claxton*

Water Levels				H ² O	Strike 1	Strike 2	Strike 3
Depth	Casing	Time		Depth			
Morning				1-30			
Evening				Depth 5 mins			
Other				Depth 10 mins			
Depth at end of day				Depth 15 mins			
Diameter (mm)	Borehole	Casing		Depth 20 mins			
150	4-00	3-00		Casing			
Hard Strata / Chiselling				Cut off at			
From (M)	To (M)	From (Hrs)	To (Hrs)	Move	Drill	Stand	Break
				1	4-00		
Total number of samples				Site <i>WEST BYFLEET</i>			
SPT	B	U100	D	H ² O	P	Job No. _____ B/H No. <i>20</i>	
	2					Day <i>THURSDAY</i> Date <i>10-11-05</i>	



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Depth	Strata Description	Penetration Testing and Samples									
		Type	From	To	75	150	225	300	375	450	Blows
G/L	TOP SOIL.										
0.40	FIRM RUST BROWN AND GREY MOTTLED SILTY CLAY.	B	1.00	1.50							
1.00	RUST BROWN MEDIUM TO COARSE SAND, WITH FINE MEDIUM AND LARGE SUB ANGULAR AND SEMI ROUNDED GRAVELS, SLIGHTLY SILTY.										
2.00	FIRM DARK GREY SILT.										
DRILLED TO 4.00											

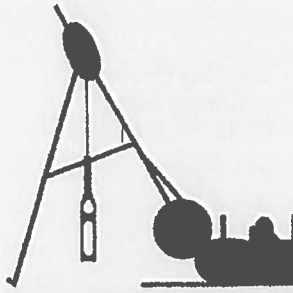
Remarks

Driller

M. J. Claxton

Water Levels					
Depth	Casing	Time			
Morning					
Evening					
Other					
Depth at end of day					
Diameter (mm)	Borehole	Casing			
150	4.00	2.50			
Hard Strata / Chiselling					
From (M)	To (M)	From (Hrs)	To (Hrs)		
Total number of samples					
SPT	B	U100	D	H ² O	P
	1				

H ² O	Strike 1	Strike 2	Strike 3	
Depth	1.80			
Depth 5 mins				
Depth 10 mins				
Depth 15 mins				
Depth 20 mins				
Casing				
Cut off at				
Move	Drill	Stand	Break	Work
1	4.00			
Site	WEST BYFLEET			
Job No.	B/H No.		22	
Day	TUESDAY		Date 8-11-05	



Direct Drilling

BDA accredited

106 High Street
Colney Heath
Herts AL4 0NP

Tel / Fax : (01727) 823866
Tel : (01795) 666221
Mobile : (07831) 239668

LANDFILL
SOAKAWAYS
SITE INVESTIGATION

Depth		Strata Description	Penetration Testing and Samples									
G/L			Type	From	To	75	150	225	300	375	450	Blows
		TOP SOIL.										
0.30		FIRM RUST-BROWN AND GREY MOTTLED SILTY CLAY WITH SCATTERED GRAVELS.	B	0.50	1.00							
0.50		RUST BROWN COARSE SAND, WITH FINE MEDIUM AND LARGE SUB-ANGULAR AND SEMI ROUNDED GRAVELS.										
1.70		FIRM DARK GREY SILT WITH SANDY BANDS.										
		DRILLED TO 4.00										

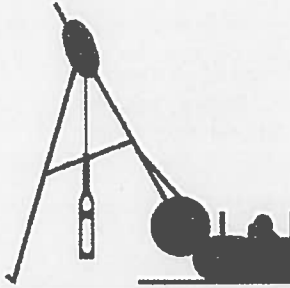
Remarks

Driller

M. J. Claxton

Water Levels					
Depth	Casing	Time			
Morning					
Evening					
Other					
Depth at end of day					
Diameter (mm)	Borehole	Casing			
150	4.00	3.50			
Hard Strata / Chiselling					
From (M)	To (M)	From (Hrs)	To (Hrs)		
Total number of samples					
SPT	B	U100	D	H ² O	P
	1				

H ² O	Strike 1	Strike 2	Strike 3	
Depth	1-60			
Depth 5 mins				
Depth 10 mins				
Depth 15 mins				
Depth 20 mins				
Casing				
Cut off at				
Move	Drill	Stand	Break	Work
1	4.00			
Site WEST BYFLEET				
Job No.		B/H No. 23		
Day TUESDAY		Date 8-11-05		



Direct Drilling

BDA accredited

106 High Street
Colney Heath
Herts AL4 0NP

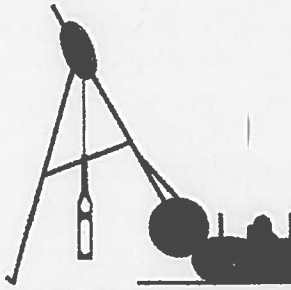
LANDFILL
SOAKAWAYS
SITE INVESTIGATION

Tel / Fax : (01727) 823866
Tel : (01795) 666221
Mobile : (07831) 239668

Depth	Strata Description	Penetration Testing and Samples													
		Type	From	To	75	150	225	300	375	450	Blows				
G/L	TOP SOIL.														
0-40	FIRM TO STIFF MOTTLED RUST - BROWN SILTY CLAY.	B	1-10	1-70											
1-10	RUST BROWN COARSE SAND, WITH FINE MEDIUM AND LARGE SUB- ANGULAR AND SEMI BOUNDED GRAVELS.														
1-70	SOFT DARK GRAY SILT.														
DRILLED TO 4-00															
		DAY WORKS.													
		CHECKED ALL B/H'S AND BACK FILLED AS NECESSARY = 3/4 HR.													

Remarks _____ Driller *M. J. Claxton*

Water Levels				H ² O				Strike 1				Strike 2				Strike 3			
Depth		Casing		Time		Depth		1-60											
Morning						Depth 5 mins													
Evening						Depth 10 mins													
Other						Depth 15 mins													
Depth at end of day				Depth 20 mins				Casing				Cut off at							
Diameter (mm)		Borehole		Casing		Move		Drill		Stand		Break		Work					
150		4-00		3-00		1		4-00						3/4 HR.					
Hard Strata / Chiselling				Site															
From (M)		To (M)		From (Hrs)		To (Hrs)		WEST BY FLEET											
				Job No.				B/H No. 24											
				Day THURSDAY				Date 10-11-05											
Total number of samples																			
SPT	B	U100	D	H ² O	P														
	1																		



Direct Drilling

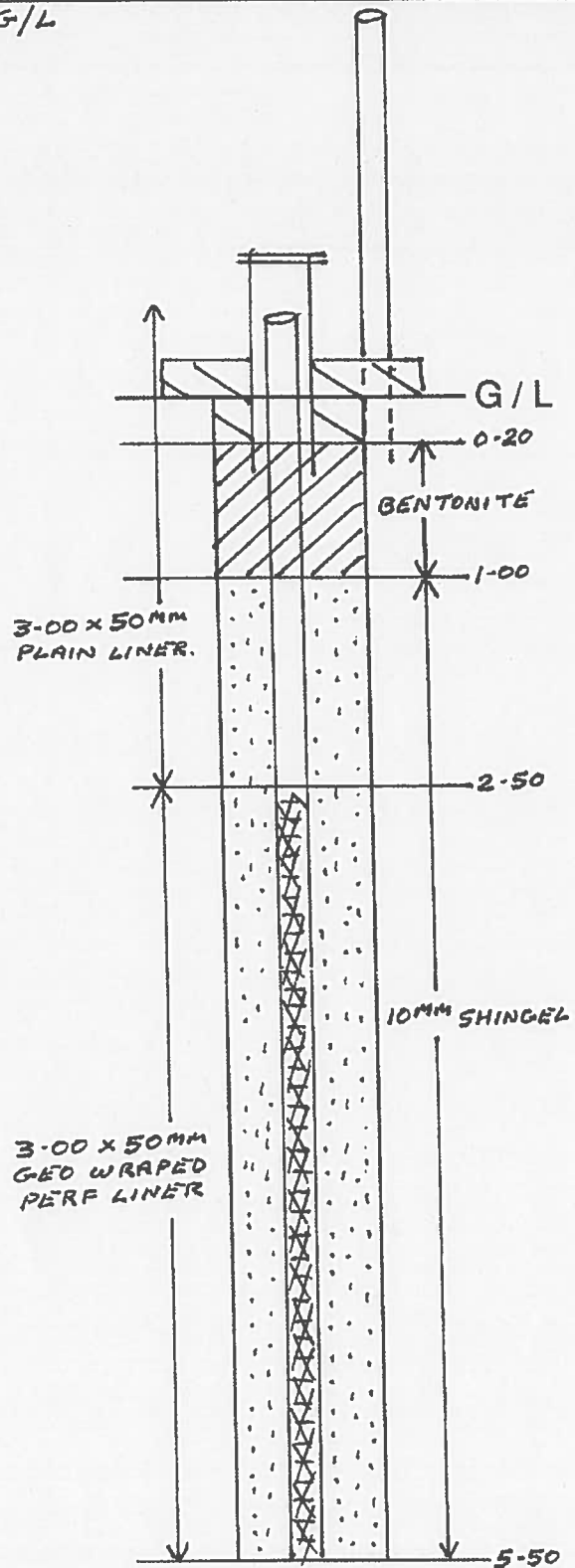
BDA accredited

106 High Street
Colney Heath
Herts AL4 0NP

LANDFILL
SOAKAWAYS
SITE INVESTIGATION

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Tel : (01795) 666221
Mobile : (07831) 239668

HEAD WORKS CONCRETED ON AT G/L
WITH PLINTH AND MARKER POST.



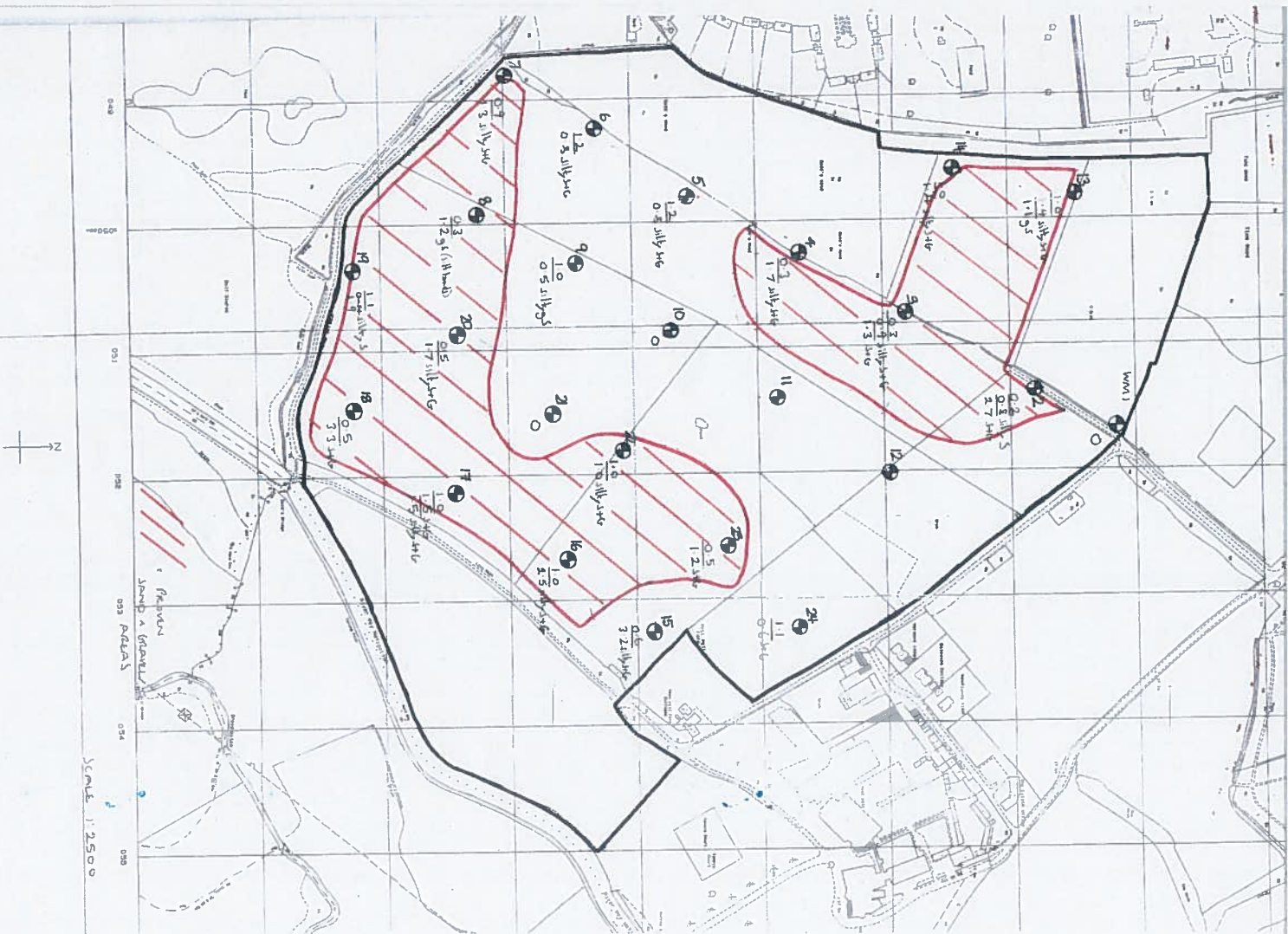
Installation of B/H.W/m 1

Site: WEST BYFLEET

Job No: _____

Date: 4-11-05

NOT TO SCALE



SCALE 1:2500



Riverbank sand & gravel pits

030 031 032 033 034

048 049 050 051 052

Appendix C – Tyler Grange Technical
Assessment



Working Traveller Pitch Green Belt Review
Land at West Hall, West Byfleet

14 November 2019

10096./R03c./JS/Admin





Revision	Date	Author / Checked
10096_R03c	14th November 2019	js/rh

Section 1: Introduction	1	10096/P01: Plan 1: Site Location and wider Traveller Pitch Context
Section 2: Review of traveller pitch sites	3	
Section 3: Alternative location to the north east of West Hall	14	
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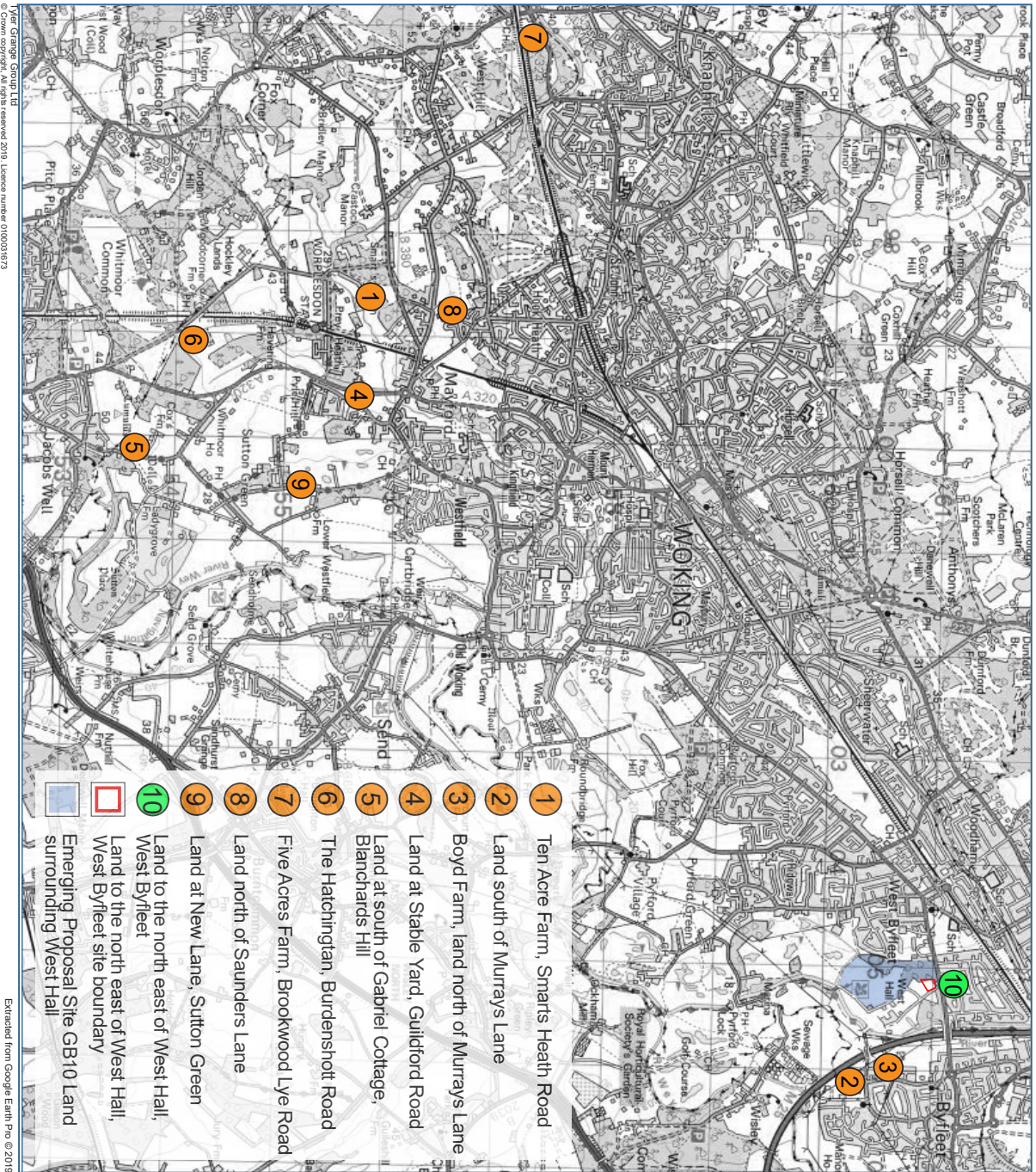
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1 Introduction and Site Context

Background

- 1.1 Tyler Grange Group Ltd (TG) have been appointed by West Hall Estate Ltd to support the continuing promotion of land surrounding West Hall, Parvis Road, West Byfleet. The land surrounding West Hall is currently identified for allocation under Site Reference GB10 in the emerging Site Allocation DPD for residential development and the provision of traveller pitches.
- 1.2 The provision of 15 traveller pitches has been a recent inclusion by the Council in the latest version of the emerging Site Allocation DPD. Strutt and Parker have continued to submit representations to the relevant Site Allocations DPD consultation stages. The accompanying Vision Statement includes an illustrative masterplan for the land at West Hall, including the potential location of a travellers site to the north east of West Hall. A copy of the illustrative masterplan is enclosed at **Appendix 1**.
- 1.3 Within the introduction of the emerging Site Allocations DPD the Council have set out the relevant policy context for traveller accommodation and make reference to the Traveller Accommodation Assessment (TAA) and findings of the Green Belt Boundary Review (GBR).
- 1.4 This in turn has led to proposals for two sites: Five Acres (Proposal Site GB2) and land surrounding West Hall (Proposal Site GB10) being proposed to be released from the Green Belt as they are identified as making a contribution towards meeting travellers' accommodation needs. The Council have also identified a number of sites which previously had the benefit of temporary planning permissions which are proposed to be permanent sites to reach the traveller pitch requirement of 27 between 2010-2027.
- 1.5 Beyond which the traveller pitch requirement increases by 11 pitches between 2027-2040. The emerging allocated sites are set out within draft Policy SA1: Overall policy framework for land released from the Green Belt for development.
- 1.6 The purpose of the report is two fold:
 1. To undertake a review of traveller sites (former, existing and potential) to assess their ability to accommodate further growth subject to Green Belt and landscape sensitivities against the Council's recommendations, and
 2. To undertake an alternative site specific assessment of land at the north east of land surrounding West Hall to

Plan 1: Site Location and wider Traveller Pitch Context (10096/P01)



accommodate 15 traveller pitches in terms of Green Belt and landscape sensitivities.

1.7 The location of the site specific Green Belt review and review of sites considered for the provision of traveller pitches are illustrated on Plan 1 Site Location and wider Traveller Pitch Context. Whilst Plan 2 provides an illustrative layout of the alternative Traveller Pitch on land north east of West Hall.

1.8 At this point it is also worth noting that whilst not identified as a traveller site (former, existing or potential), land at Boyd Farm to the north of Murrays Lane has been included within the review to reflect the forthcoming planning appeal for traveller use expected to be heard in January 2020.

1.9 Where relevant consideration has also been paid to the findings of the Traveller Accommodation Assessment (TAA) (December 2013) and to online planning records.

Methodology

1.10 Woking Council's Green Belt Boundary Review (GBBR) was undertaken in 2013 with the final report being published in January 2014 by Peter Brett Associates (PBA). The review divides the land between Woking settlement boundary and the Borough boundary into 31 parcels of land. The purpose of the review was to review the land beyond the existing urban area within a view to identifying areas of land suitable for housing and which could accommodate Gypsy and Traveller sites for the plan period (up to 2027) and beyond to 2040.

1.11 Since the publication of the GBBR national planning policy has been updated. However, the five purposes of the Green Belt remain the same:

1. To check the unrestricted sprawl of large built-up areas;
2. To prevent neighbouring towns merging into one another;
3. To assist in safeguarding the countryside from encroachment;
4. To preserve the setting and special character of historic towns; and
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

1.12 For each Green Belt purpose four categories have been defined against which the performance of assessment parcels may be considered based upon that area's ability to accommodate development. Parameters used to for defining the categories were also outlined from paragraph 3.2.7 of the review which were used for the site specific assessment of land to the north east of land surrounding West Hall and the review of traveller pitches, where relevant.

1.13 In addition to the findings of the Green Belt review consideration of the landscape sensitivities have been undertaken.

1.14 In considering the Green Belt purposes, PBA clarified that in respect of Green Belt Purpose 4 Woking is not considered to be a town that has a particularly strong historical character. The purpose was not considered within the GBBR and is therefore not considered in this assessment work.

1.15 In terms of Green Belt Purpose 5, PBA consider that it is *impossible to judge how any given parcel of land would contribute to the fulfilment of this Purpose. Therefore, this Purpose is not considered within the GBBR as all land would score equally.*

1.16 The assessment tables used within the GBBR are provided at **Appendix 2.**

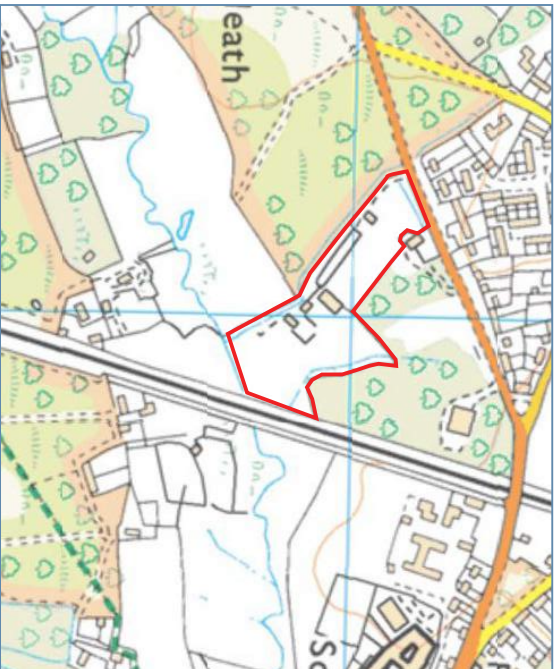
1.17 For each parcel or Travellers Pitch assessed TG have also considered the suitability of the parcel or site using the same suitability criteria, where relevant.

Plan 2: Illustrative Masterplan for the alternative Travellers Pitch on land north east of West Hall



Section 2: Review of Traveller Pitch Sites

2. Review of a former Traveller Pitch: Ten Acre Farm



Site 1: Ten Acre Farm, Smarts Heath Road

- 2.1 The land at Ten Acre Farm was privately owned and according to the Traveller Accommodation Assessment (December 2013) had three authorised pitches. The Council does not identify the site as being suitable for traveller use despite formerly being accepted.

Landscape Designations

- 2.2 The site is not affected by any landscape designations. Although it is noted the site is located adjacent to a Site of Special Scientific Interest, Smarts Heath Common Land.

Relevant Planning History

- 2.3 The following online planning record is of relevance:
 - PLAN/2017/1603 Redevelopment of former travellers site to provide new club building for Woking Gymnastics Club (part two storey) with new public access, open space, cafe, car parking vehicular access and associate flood alleviation and highway works - Permitted 28 September 2018.
- 2.4 Whilst permission has been granted for the redevelopment of the former travellers site conditions have yet to be discharged and works have not commenced on site.

- 2.5 On reaching a conclusion, it is noted within the Committee Report at paragraph 132 that *“The proposed development is inappropriate*

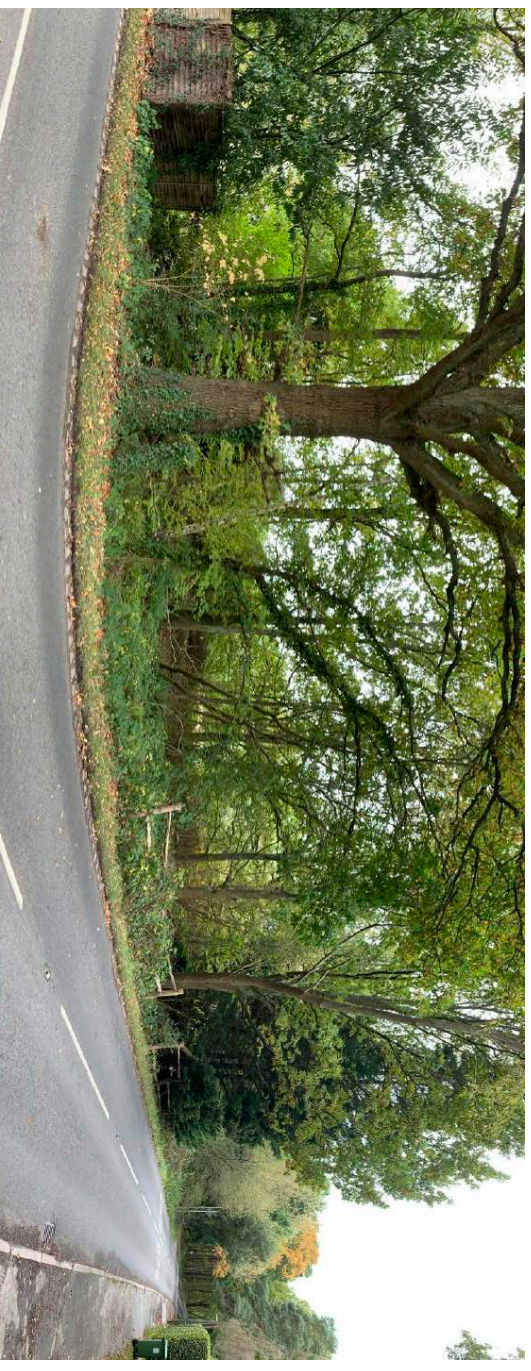


Image 2a: Taken from Smart's Heath Road looking south into the site.

development in the Green Belt, which is by definition harmful. The other harm resulting from the inappropriate development is the loss of openness to the Green Belt; harm to some of the purposes of the Green Belt; harm to the visual amenity of the area through the change in the character of the site and the harm to the setting to the adjacent locally listed building. The NPPF requires substantial weight to be given to this harm.”

- 2.6 The Report went on to state that very special circumstances are considered to outweigh the substantial harm to be given to the Green Belt and would justify a recommendation of approval for the application.

Green Belt Boundary Review (GBBR) Findings

- 2.7 The site forms part of Parcel 17 which has a very low suitability for removal from the Green Belt. It was assessed under site reference WOK003 and was considered potentially suitable for intensification for Gypsy and Traveller use. However, the site is being proposed for residential development and was not considered available for Gypsy and Traveller use.

Emerging Site Allocations DPD

- 2.8 The latest Site Allocations DPD identifies the site for alternative development uses granted planning permission on site.

Purpose 1: To check the unrestricted sprawl of large built up areas

Critical

- 2.9 This parcel is adjacent to a residential area. Land to the east is undeveloped open land formerly known as Jackman's Nursery. To the south is Hoe Stream with a main railway line beyond. To the west of the site is Smarts Heath and Prey Heaths SSSI, Common Land and to the south and west lies adjacent to the Hoe Stream Site of Nature Conservation Importance.

Purpose 2: To prevent neighbouring towns merging into one another

Moderate

- 2.10 The parcel is located between Woking and Guildford and comprises a much larger area than the site. Whilst the GBBR considers the parcel's contribution to be 'Major' it is considered that the land is part of a substantial gap between neighbouring towns however it would not lead to settlements merging. It is considered that some limited development, such as traveller pitches would prevent towns from merging. As such, it is considered that the rating for this purpose should be reduced to Moderate as it will not prevent in the merging of towns.

2. Review of a former Traveller Pitch: Ten Acre Farm



Purpose 3: To assist in safeguarding the countryside from encroachment

Moderate

- 2.11 The site has only been viewed from the north along Smarts Heath Road and from the west from within Smarts Heath Common Land to the west. It is evident that by keeping development within the central part of the site is the best way of containing the countryside from encroachment.
- 2.12 The site has areas of grassland and areas of hard surfacing associated with the previous use of the site as a travellers site. There are still derelict barns/buildings on site with abandoned small buildings and areas previously subjected to fly tipping.
- 2.13 To the north west, Smarts Heath Road and existing vegetation form the boundary. As image 3a demonstrates there are glimpsed view of the northern part of the site through existing vegetation. The Hoe Stream, main railway line (which is at a higher level than the site) and associated vegetation assist with providing containment to the south and east. The same can also be said for the existing vegetation to the south and substantial scrub and trees to the west of the site which provide containment to the west.
- 2.14 Despite aerial images showing vegetation along the eastern boundary, there has been removal of tree screening to the north which would need to be replaced to contain the site to the north.

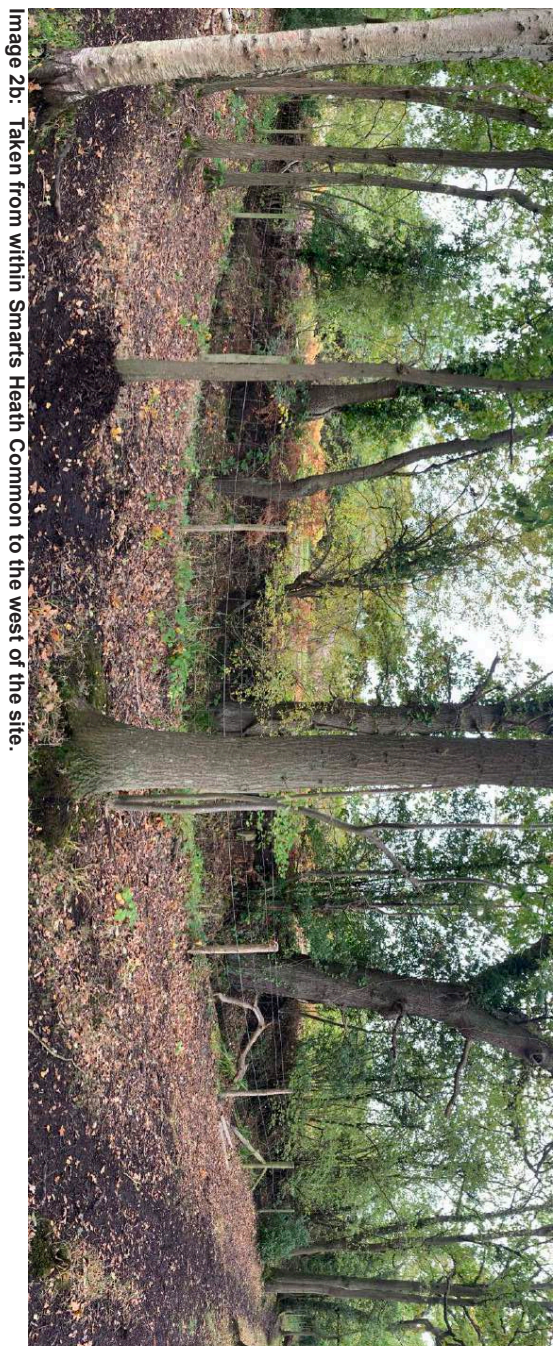


Image 2b: Taken from within Smarts Heath Common to the west of the site.

Boundaries

- 2.15 The parcel does not lie adjacent to an existing inset area, so any Green Belt release would result in the creation of a new area inset into the Green Belt.
- 2.16 Whilst it is considered that the site does have a relatively strong level containment through existing boundaries to the west, south and east, it is clear that despite aerial images showing that there is existing vegetation to the north of the site there has been removal of tree screening to the north of the site which would need replacing.
- 2.17 In considering the former traveller use and recent consent for a gym, the intention is for the site to be retained within the Green Belt with no clear defensible boundaries being identified for its release. Tyler Grange would argue that the railway line to the south and east of the site represent a defensible boundary along with Smarts Heath Common land to the west which has a relatively strong wooded buffer to the west of the site and Smart's Heath Road to the north.

Summary

- From a landscape and Green Belt perspective Tyler Grange disagree that the site is not suitable for gypsy and traveller use. It is evident from its previous use that the site was suitable for traveller pitches. Whilst it is noted that planning permission has been granted for a gymnasium, there is no reason why the site

could not have been used for traveller pitches again.

- Whilst the Council and GBBR consider the site should remain in the Green Belt, it is considered that in time a wider release from the Green Belt could be justified. New defensible boundaries could include Smart's Heath Road to the north, the railway line to the south and east and the existing tree boundaries of the Smeath Heath Common Land to the west of the site.

2 Review of existing Traveller Pitch: Land South of Murrays Lane



Site 2: Land South of Murrays Lane

2.18 Land south of Murrays Lane is privately owned and is identified by the Council as having in principle support for permanent pitches.

Landscape Designations

2.19 The site is not affected by any landscape designations.

Relevant Planning History

2.20 The following online planning records are of relevance:

- PLAN/2018/1072 Section 73 application for the removal of condition 01 and variation of condition 02 to make permanent planning permission PLAN/2016/0164 - Permitted 10 May 2019 subject to S106 Agreement.
 - CON/D/2016/0070 Discharge of conditions relating to PLAN/2016/0164 - Permitted 28 September 2016.
 - PLAN/2016/0164 3 year temporary change of use of land to four pitches for an extended Romany Gypsy family with associated works - Permitted 12 May 2016.
 - PLAN/2015/0903 Change of use of land to four pitches for residential accommodation with associated works - Refused.
- 2.21 It is noted that temporary permission was granted in view of personal circumstance of the applicant and on a temporary basis.



2.22 In considering the latest application the Committee Report noted that the openness of the Green Belt is eroded by any three dimensional structure. However the site is located in an area that is considered to make a slight/negligible contribution Green Belt purposes (a. restricting the sprawl of large built up areas and b. preventing neighbouring towns merging).

2.23 The site was considered to lie within a fragmented urban fringe landscape on the south west edge of Byfleet which is separated from the wider land to the west by the M25. The wider triangular field is well contained on the eastern side by a strong tree belt of tress/woodland. The northern boundary is Murrays Lane which is a public right of way flanked by a trees. Overall the site was considered to have a high degree of spatial containment, but is visible from Murrays Lane (PRowW).

2.24 Whilst there would be harm to the openness of the Green Belt, planting on site has assisted to a degree with the integration of the development to its surrounding and screening views from Murrays Lane. Accordingly the Committee Report considered these factors weight to a limited degree, against this harm.

2.25 In considering each of the Green Belt purposes and drawing to a conclusion the Committee Report considered that the harm to the Green Belt, including harm by reason of inappropriateness and harm to openness which would result from development, would be clearly outweighed by other considerations.

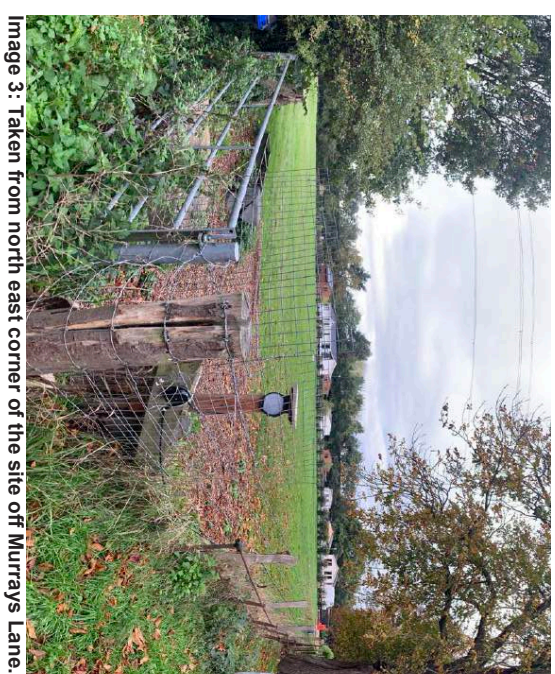


Image 3: Taken from north east corner of the site off Murrays Lane.

Green Belt Boundary Review (GBBR) Findings

2.26 The site forms part of GBBR Parcel 6 which was assessed as having slight/negligible importance to Green Belt Purposes 1, 2 and 3 with a high suitability for land as an area of search.

Emerging Site Allocations DPP

2.27 Emerging Policy SA1 (Overall policy framework for land released from the Green Belt for development) identified Land to the south of Murrays Lane to be granted permission in principle for the permanent use of the site for a specified number of pitches.

Summary

- From a landscape and green belt perspective TG agree with the findings of the GBBR and Committee Report relating to the permanent consent for 4 traveller pitches at the site and conclusions regarding the Green Belt.
- The site has slight/negligible importance to the first three Green Belt Purposes and is suitable for traveller pitches.
- The granting of planning permission for the permanence of the pitches is in accordance with emerging Site Allocations Policy SA1.
- Whilst it is appreciated the permission is for one extended family only, and there are high voltage electricity cables crossing the site, it is evident that there could be potential for expansion at this location if required in the future.



Site 3: Boyds Farm, Murrays Lane, Byfleet

2.28 Land at Boyds Farm to the north of Murrays Lane has not been considered within the GBBR for gypsy and traveller use or within the emerging Site Allocations DPD. The site is privately owned and is subject to a planning appeal for gypsy / traveller use.

Landscape Designations

2.29 The site is not affected by a landscape designation.

Relevant Planning History

2.30 The online planning records for the site includes an application (Ref. PLAN/2018/0940) for the change of use of land to two gypsy/traveller pitches including two mobiles homes, two semi detached day-rooms, 1 package treatment plant, two touring caravans, hard standing and associated works. The application was refused on 8 November 2018 on three grounds.

2.31 In summary, the reasons for refusal are 1. inappropriate development in the Green Belt, 2. detrimental impact on the open and rural character and appearance of the site and 3. lack of a legal agreement. The delegated officers report states that it had not been demonstrated that the proposed occupiers fall within the definition of gypsies and travellers defined within the Planning Policy for Traveller Sites (PPTS).

2.32 It is understood that an appeal hearing is scheduled to take place in January 2020.



Green Belt Boundary Review (GBBR) Findings

2.33 The site forms part of GBBR Parcel 5 Area B. Parcel 5 was assessed as having slight/negligible importance to Green Belt Purposes 1, 2 and 3 with a high suitability for land as an area of search. The land makes little contribution to Purpose 1 with existing boundaries poorly defined. The review identifies that the M25 forms a clear boundary, both physically and visually, between Byfleet and the Green Belt land to the west of the M25.

2.34 In terms of Purpose 2 existing urban areas are separated by the M25 and existing vegetation. Existing development is identified as having a strong influence over the area and as a result the parcel makes little contribution to Purpose 3.

2.35 The GBBR recommends land within Parcel 5 Area B to be removed from the Green Belt as it contributes little to Green Belt purposes and boundaries are poorly defined. There are existing constraints which include overhead power lines, noise and accessibility issues that appear to prevent development.

Emerging Site Allocations DPD

2.36 The site is not referenced within the latest version of the Site Allocations DPD.

Summary

- The site is privately owned and whilst an application has been refused for traveller use, the applicants are actively pursuing



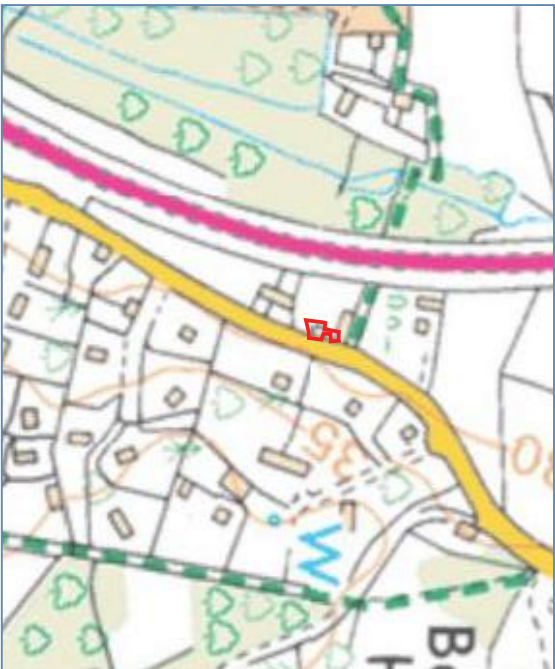
Image 4: Taken from Murrays Lane looking north into the site.

the use through a planning appeal demonstrating the need for the site. Given that the site forms part of an existing field it could be possible to intensify the traveller use on the site in the future, if necessary.

- The site has slight/negligible importance to the first three Green Belt Purposes and is suitable for traveller pitches. The site lies within the extents of the existing built edge to the north and east and is visually contained by mature tree belts and vegetation. Views into the site are largely limited to those glimpsed from the existing gated access into the site from the south (see image 4). The M25 to the west, existing settlement to the north and east and Murrays Lane detract from the rural and tranquil nature of the site.

- Furthermore, as previously identified land to the south of Murrays Lane benefits from consent for four traveller pitches which reflects the acceptability of traveller uses in this location.
- Due to the enclosed nature of the site, its proximity to the existing traveller pitches to the south of Murray Lane and the negligible importance the site makes to the Green Belt it is considered that the site is suitable for gypsy and traveller use and should be released from the Green Belt in accordance with the findings of the GBBR.

2 Review of existing Traveller Pitch: Land at Stable Yard



Site 4: Land at Stable Yard, Guildford Road

2.37 Land at Stable Yard, Guildford Road is a privately owned travellers site and is identified by the Council as having in principle support for a permanent pitch.

Landscape Designations

2.38 The site is not affected by any landscape designations.

Relevant Planning History

2.39 The following online planning records are of relevance:

- PLAN/2018/0804 Retention of residential use of the land for the stationing of two mobile homes occupied as self contained residential units - Granted 18 October 2019, and
- PLAN/2013/0828 Stationing of 2 no. mobile homes on land south of Stable Yard for one gypsy family - Refused 24 January 2014. Proposal allowed at appeal (Ref. 2222292 and 2218561) on 6 August 2015.

2.40 It is noted that in allowing the previous appeal the Inspector considered that the area where the mobile homes are set behind high, dense screen of well established hedging which provides an effective visual barrier. The Inspector also found that the site is well screened from the public right of way to the north of the site and from the A320 to the west. At most the



mobile home compound can only be glimpsed obliquely from the site entrance when the gates are fully open.

2.41 In terms of the effects on the openness of the Green Belt the Inspector found the effect of the mobile homes to be more significant as it is eroded by the fact that it occupies a three dimensional space, irrespective of visual prominence.

2.42 Whilst the proposal is considered to constitute inappropriate development in the Green Belt the latest Committee Report considered that very special circumstances existing to justify a second temporary planning permission subject to a three year time limit. Residential occupancy is limited to the sons of the applicant and their dependants.

Green Belt Boundary Review (GBBR) Findings

2.43 The site forms part of GBBR Parcel 15 which is identified as having major importance to Green Belt Purposes 1, 2 and 3 with a low suitability for the suitability of land as an area of search for residential and traveller pitches.

Emerging Site Allocations DPD

2.44 Emerging Policy SA1 (overall policy framework for land released from the Green Belt for development) identifies Stable Yard, Guildford Road to be given permission in principle for the permanent use of the site for 1 temporary pitch.



Image 5: Taken from Guildford Road looking west into the site.

Summary

- From a landscape and Green Belt perspective, TG agree with the findings of the Inspector and Committee Report relating to the second temporary permission for 2 traveller pitches at the site and the conclusions regarding the Green Belt.
- The site is not visually prominent from Guildford Road, the nearby footpath to the north or the wider landscape due to the established hedging around the site and wall along Guildford Road.
- Whilst the site is considered to have a major importance to the first three Green Belt Purposes it is considered suitable for Traveller Pitches by virtue of very special circumstances.
- The latest temporary planning permission for two pitches on site is also in accordance with emerging Site Allocations Policy SA1 and provides one additional pitch to the number included at Table 9 Traveller Pitch Delivery 2010-2040.



Site 5: Land south of Gabriel Cottage, Blanchards Hill

2.45 Land south of Gabriel Cottage is a privately owned traveller pitch and is identified by the Council as having in principle support for a permanent pitch.

Landscape Designations

2.46 The site is not affected by any landscape designations.

Relevant Planning History

2.47 The site has a long planning history but the following online planning records are of relevance:

- Section 73 application for the removal of conditions 02 and 03 of PLAN/2015/0821 (Appeal Ref: 3144784), dated 09.11.2016 (temporary change of use of land for 3 years to one pitch for residential accommodation) to remove the personal occupancy condition and make the current temporary planning permission permanent - Pending consideration, and
- PLAN/2015/0821 (Appeal Ref: 3144784), dated 09.11.2016 (temporary change of use of land for 3 years to one pitch for residential accommodation including the siting of one mobile home, one touring caravan, a parking area and a hardstanding) - Allowed at appeal 9 November 2016.



2.48 It is noted that in allowing the appeal in the latest appeal decision the Inspector concluded that the harm to the openness of the Green Belt and to two of its purposes add to the substantial harm by way of inappropriateness and the proposal would conflict with policies CS6, CS14 and the Framework in that respect.

2.49 However in considering whether the harm is clearly outweighed by other considerations the Inspector concluded that the best interests of the children outweigh the harm to the Green Belt, thereby justifying the proposal on the basis of very special circumstances.

Green Belt Boundary Review (GBBR) Findings

2.50 The site is not within a GBBR Parcel but is included under site reference WOK005 within Appendix E as a rejected Gypsy & Traveller site. The site was not considered suitable for Gypsy and Traveller use as it would have an 'unacceptable impact on landscape and the Green Belt'.

Emerging Site Allocations DPD

2.51 Emerging Policy SA1 (overall policy framework for land released from the Green Belt for development) identifies land south of Gabriel Cottage, Blanchards Hill to be given permission in principle for the permanent use of the site for 1 temporary pitch.

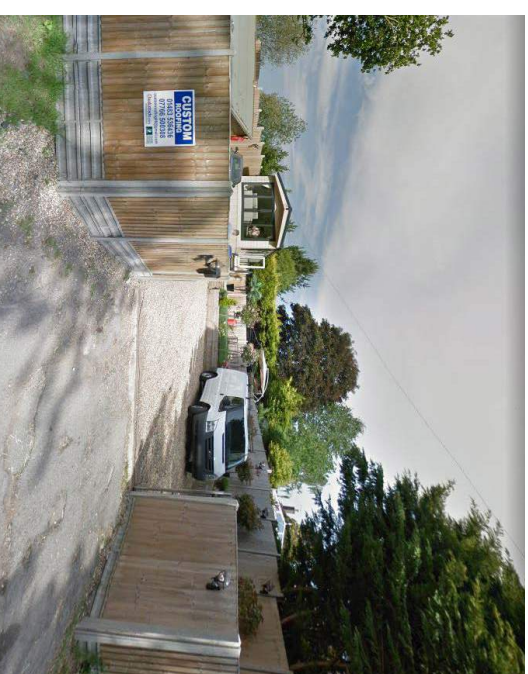


Image 6: Taken from Blanchards Hill at the site entrance.

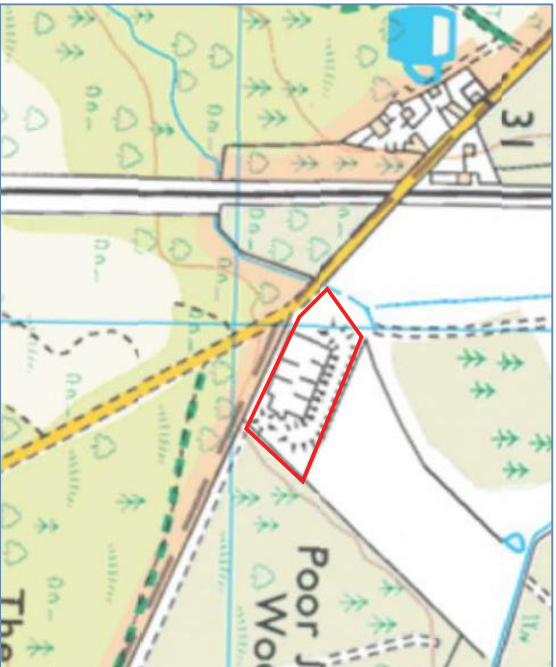
Summary

- The site is enclosed by a timber fence on all four boundaries with a gated access onto Blanchards Hill. There is substantial planting along the sites southern boundary which filters the views from Sutherland Avenue to the south. Due to the adjacent boundaries comprising gardens of neighbouring properties the site is only visible from Blanchards Hills via the gated entrance.

- From a landscape and Green Belt perspective it is agreed that land south of Gabriel Cottage is suitable for one pitch only. There is no opportunity for expansion at the site without having a detrimental impact on the openness of the Green Belt to the south and potential coalescence between Sutton Green and Jacobs Wells which forms part of Guildford.
- Whilst the site is considered to have a major importance to the first three Green Belt Purposes it is only considered suitable for Traveller Pitches by virtue of very special circumstances.

- Despite the latest planning application pending determination, emerging Site Allocations Policy SA1 does indicate that permission in principle will be granted for the permanent use of the site for 1 pitch.

2 Review of existing Traveller Pitch: The Hatchington



Site 6: The Hatchington (& The Oaks), Burdenshott Road

2.52 The Hatchington site is publicly owned and managed by Surrey County Council. According to the Council's Traveller Accommodation Assessment, December 2013 the site has 16 authorised pitches.

2.53 Whilst not within Woking District, on the adjacent side of the road, is The Oaks which is another site managed by Surrey County Council which also has 16 authorised pitches.

Landscape Designations

2.54 The site is not affected by any landscape designations.

Relevant Planning History

2.55 The Hatchington online planning history includes consultation from Surrey County Council (Ref. PLAN/2010/0646) for the remodelling of the existing traveller site by removal of two existing pitches and associated utility block and laying out of two replacement pitches and construction of a new utility block.

Green Belt Boundary Review (GBBR) Findings

2.56 The site is not within a GBBR Parcel but is included under site reference WOK002 within Appendix E as a rejected Gypsy & Traveller site. The reason for rejection is due to the fact the site



is an existing Gypsy and Traveller site which is not suitable for further pitches, as it is within Flood Zone 3 and Zone A of the Thames Basin Heaths Special Protection Area.

Emerging Site Allocations DPD

2.57 The site is not included within the emerging Site Allocations DPD.

Summary

- The site is an existing publicly managed travellers site which is at maximum capacity when considering the maximum size requirements, which ideally should not exceed 15 pitches, as published by Government.
- From a landscape and Green Belt perspective it is agreed that no further intensification or growth of the The Hatchington site should take place as it is considered to result in a critical-major importance to the first three Green Belt purposes and for this reason should not be expanded.
- In addition the site is not considered suitable for growth due to the existing environmental constraints.



Image 7: Taken from Burdenshott Road at the site entrance.



Site 7 : Five Acres Farm, Brookwood Lye Road

2.58 Five Acres is a privately owned travellers site. According to the Council's Traveller Accommodation Assessment, December 2013 the site has 13 permanent pitches plus two temporary pitches. The Council identify provision for an additional 6 pitches at Five Acres.

Landscape Designations

2.59 The site is not affected by any landscape designations.

Relevant Planning History

2.60 The following planning application is of relevance to the site:

- PLAN/2017/1307 Demolition of an existing one-storey dwelling and ancillary structures associated with the existing caravan park which provides 13 permanent and 2 temporary pitches, to construct a replacement two storey dwelling with 2 no. outbuildings (Barn and Garden House) and a replacement caravan park comprised of 19 permanent pitches with hard and soft landscaping and relocated access - Pending consideration.

2.61 Meanwhile the following application relates to land adjacent to the west of the site:

- Demolition of 4no. existing residential units and ancillary structures associated with the existing caravan park at Five Acres and development of 126no. residential units two-storey and three-storesy in height (37 no. 1-bed units, 71 no. 2-bed



units, 15 no. 3-bed units, 3 no. 4-bed units) with hard and soft landscaping and open space, with a new emergency road and pedestrian access point - Pending consideration.

2.62 The applicant for both applications is Thamesway Development Ltd.

Green Belt Boundary Review (GBBR) Findings

2.63 The site is not within a GBBR Parcel but is included under site reference WOK004 within Appendix E as a rejected Gypsy & Traveller site. The site is recorded as an existing Gypsy & Traveller site with 15 authorised pitches. The reason for rejection is the site is at its maximum recommended site for Gypsy and Traveller site and it not considered suitable for further intensification or expansion.

Emerging Site Allocations DPD

2.64 Whilst the red line boundaries shown in the Site Allocations DPD differ to the current applications, the land adjacent to Five Acres is allocated under emerging Policy GB1 for residential in accordance with Policy SA.1. The site is also identified to be excluded from the Green Belt.

2.65 Land at Five Acres is allocated under emerging Policy GB2 for 6 additional pitches, further to the 13 existing permanent pitches on the and adjacent to the site and the provision of a plot for a Traveller transit site.



Image 8: Taken from footpath along Brookwood Lye Road

2.66 Whilst the sites release from the Green Belt is not confirmed it is recognised by the Council that the release of the land would not result in an isolated urban site within the Green Belt due to the intended release of the adjacent site.

Summary

- The site is a privately owned and whilst at capacity there is clear demand for additional pitches at the site which is recognised by emerging Site Allocations Policy GB2 and the current planning application for expansion.
- It is considered the Five Acres site is of slight/negligible importance to the first three purposes of the Green Belt.
- From a landscape and Green Belt perspective it is agreed that the sites location and its ability to deliver additional pitches and required transit site is logical to protect the wider Green Belt from further encroachment for such use.
- Given the intended Green Belt release of the adjacent land allocated under emerging Policy GB1 it is recommended the site at Five Acres is also included to deliver a new defensible boundary to the revised Green Belt boundary.

2 Review of existing Traveller Pitch: Land north of Saunders Lane



Site 8: Land north of Saunders Lane

2.67 Land north of Saunders Lane is located next to Mayford Village Hall and was initially considered as for the potential of Gypsy and Traveller use within the GBBR.

Landscape Designations

2.68 The site is located within an escarpment and rising ground of landscape importance under Core Strategy Policy CS24. Policy CS24 requires development to provide a benefit in terms of landscape and townscape character, local distinctiveness and have regard to landscape character areas. To protect local landscape and townscape character, development will be expected to fulfil a series of criteria which includes conserving, and where possible enhancing existing character - especially key landscape such as escarpments.

2.69 The site is located in the Metropolitan Green Belt (Policies CS1 and CS6) and is adjacent to Hook Heath conservation area (Policies CS20 and DM20).

Relevant Planning History

2.70 There is no relevant online planning history for the site.

Green Belt Boundary Review (GBBR) Findings

2.71 The site is located within GBBR Parcel 20 and is assessed under site reference WOK007 within Appendix E as a rejected



Gypsy & Traveller site. According to the GBBR at the time of the report, the site was Council owned and was identified as being potentially available, but it is not suitable for Gypsy and Traveller use (in isolation) as it would have an unacceptable landscape impact.

2.72 However, it is part of parcel 20 which is identified for mixed use development an therefore if the urban extension was to come forward for mixed use development then the parcel should be considered to Gypsy and Traveller use. In terms of the first three Green Belt purposes, wider Parcel 20 is considered to have a critical/major fulfilment of purpose 1 with a major fulfilment of purposes 2 and 3. The overall suitability as an area of search is assessed as being very low to low.

2.73 The assessment of landscape character and sensitivity to change the GBBR identifies that most of the area is identified within the escarpment and rising ground of landscape importance. Slopes are partly exposed with some areas being contained by vegetation with land at the foot of the slope being north of Saunders Lane being considered to be 'notably discreet'.

Emerging Site Allocations DPD

2.74 Whilst the site is not identified for development in the latest version of the Site Allocations DPD, other land within Parcel 20 to the south east of Hook Heath is safeguarded to meet long



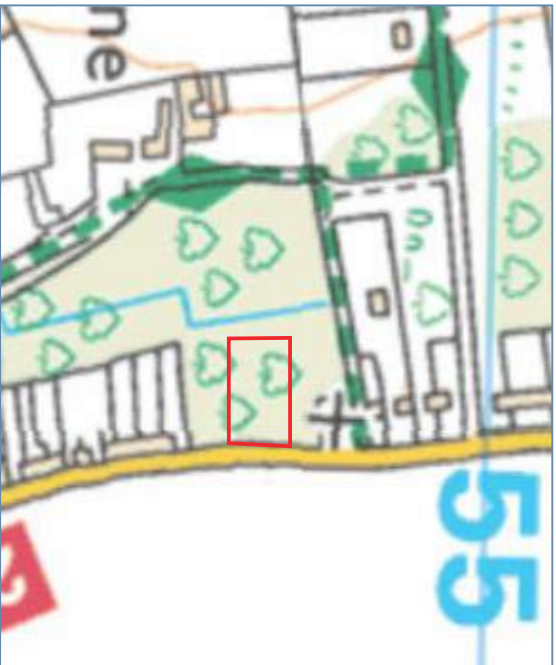
Image 9: Taken from footpath along Brookwood Lye Road

term Green Infrastructure needs under emerging Proposal Site GB9. Land to the south of GB9 (Land adjacent to Hook Hill Lane), on the opposite side of the railway line, is allocated under emerging Proposal Site GB7 (Nursery Land adjacent to Egley Road, Mayford) for residential development including affordable housing, recreational/open space and education. Please refer to **Appendix 3** for the location of emerging Proposal Site GB7 in relation to land north of Saunders Lane.

Summary

- The land is publicly owned and whilst the lower part of the site along Saunders Lane is considered to be more discreet, the site is located within the escarpment and identified ground of landscape importance under Core Strategy Policy CS24.
- From a landscape and Green Belt perspective, TG agree with the findings of the GBBR in that the site has low/moderate capacity to change. It is considered that the sloping part of the site to the north of the site is visually prominent and is not suitable for development without jeopardising the local landscape character. However the lower parts of the site could be developed and could accommodate pitches if required.
- Given the intended Green Belt release of land adjacent to Hook Hill Lane and land adjacent to Egley Road it is considered that the delivery of Gypsy and Traveller pitches should be considered as part of emerging Proposal Site GB7.

2 Review of potential Traveller Pitch site: Land at New Lane



Site 9: Land at New Lane, Sutton Green

2.75 Land at New Lane, Sutton Green is a redundant land parcel considered suitable for potential of Gypsy and Traveller use within the GBBR. The site was being privately promoted for development but has not been identified within the emerging Site Allocations DPD.

Landscape Designations

2.76 The site not affected by a landscape designation.

Relevant Planning History

2.77 The online planning records for the site include an application (Ref. PLAN/2018/0014) for a 3 year temporary change of use of land to 2 gypsy/traveller pitches with associated works including 2 mobile homes, landscaping and hard standing. The application was refused on 28 June 2018 on two grounds.

2.78 In summary, 1. inappropriate development in the Green Belt and 2. unacceptable impact on the character and appearance of the area. A quick review of the delegated officers report shows that the information relation to very special circumstances appeared to be generic and not site specific.

Green Belt Boundary Review (GBBR) Findings

2.79 The site is located within the eastern edge of GBBR Parcel 15 and is assessed under site reference WOK006 within Appendix



F. The site is described as consisting of a small rough grassy paddock fronting New Lane and surrounded by an existing woodland. It is adjacent to a small distinctive chapel to the north and a residential house to the south.

2.80 The site was identified as available for Gypsy and Traveller use located within the Green Belt with no known physical constraints. As shown in image, the site has an existing gated entrance from New Lane.

2.81 The GBBR considered that in terms of landscape impacts, that the site is unlikely to give rise to any effects on the overall strategic function of the Green Belt in this area. It was also considered to be contained from the road by significant hedgerow with mature trees and woodland containing the other site boundaries. The site was only considered for a small Gypsy and Traveller site as long as the surrounding vegetation is protected.

Emerging Site Allocations DPD

2.82 The site is not referenced within the latest version of the Site Allocations DPD.

Summary

- The site is privately owned and despite being available and being promoted for gypsy and traveller use, planning permission was refused despite the Council's own evidence



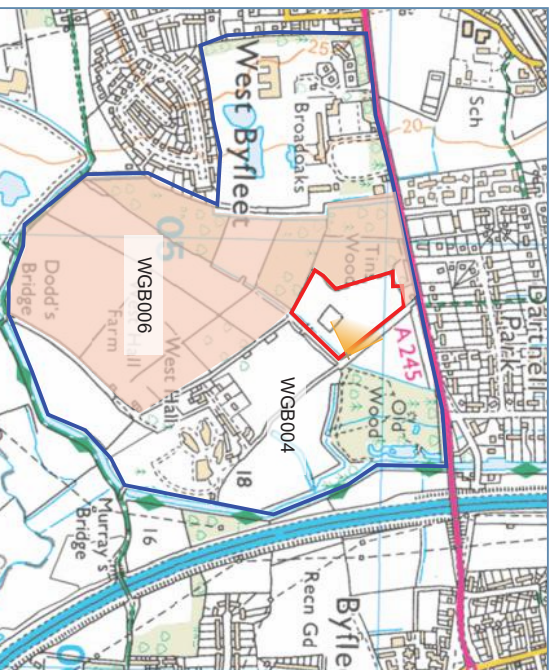
Image 10: Taken from footpath along Brookwood Lye Road

base demonstrating that the site is suitable for such use without harm to the wider Green Belt.

- TG agree with the findings of the site assessment contained within the GBBR. The site is visually contained with visibility of the site mostly from the existing gated access into the site. There is potential to strengthen the existing eastern boundary to further filter views.
- It is considered that with site specific very special circumstances and through a sensitive internal layout (which includes additional planting along the eastern boundary) that the site is suitable for gypsy and traveller use.
- Therefore the site remains suitable for gypsy and traveller use and could reduce the number of pitches needed at West Hall.

Section 3: Alternative location to the north east of West Hall

3 Review of land to the north west of West Hall, West Byfleet



Site 10: Land to the north east of West Hall, West Byfleet

- 3.1 The site was not assessed for gypsy and traveller pitches within the Traveller Accommodation Assessment (TAA) (December 2013).

Landscape Designations

- 3.2 A review of the online proposal maps identifies that the site is not affected by any landscape designations.

Relevant Planning History

- 3.3 There are no relevant planning applications applicable to the release of the site from the green belt or its use for potential gypsy and traveller use.

Relationship to Settlement / Countryside

- 3.4 The land parcel at the entrance to West Hall is a relatively flat pasture field used for horseculture. Whilst mostly free of built development the field does include a field shelter and storage building which is mostly screened by existing vegetation and dressage arena marker boards. To the north, the parcel is bound by existing vegetation and the A245 and to the east the existing West Hall drive which does have an existing tree boulevard which filters views along the drive. The southern boundary of the parcel comprises existing hedgerow and tree planting with an electric



Image 11a: The parcel comprises a pasture field used for horseculture. It is contained by strong vegetated boundaries to the north, west and south.

- 3.5 On the adjacent side of the driveway is pasture field used for grazing horses. Beyond which is Old Wood, an ancient woodland which is dense and acts as a buffer from the M25 and wider landscape beyond.

Green Belt Boundary Review (GBBR)

- 3.6 The site forms part GBBR Parcel 6. More specifically, the land parcel was assessed as part of a larger land parcel, ref. WGB004 as having 'very low' suitability for removal from the Green Belt. It was considered to have little or no capacity for change in terms of landscape character and sensitivity. However, due to its high sustainability credentials part of the site has been considered suitable for removal from the Green Belt.

- 3.7 The identified land for removal from the Green Belt is shaded on the adjacent plan and is assessed under parcel ref. WGB006. This site parcel which forms part of GBBR Parcel 6 was accepted as a preferred parcel for further investigation for strategic development during the stage 2 Green Belt review. It was considered to have high suitability for removal from the Green Belt (a contrast to its neighbour parcel WGB004), and low potential for sustainable development. However, it was concluded that parcel ref. WGB006 allows for significant areas of landscaping to create an appropriate boundary to the Green Belt and to conserve the landscape setting.

- 3.8 Our assessment has reviewed the land parcel to the north west of the entrance to West Hall as a potential alternative location for the proposed traveller pitches for emerging Proposal Site GB10. It has been assessed in respect of the first three Green Belt purposes and considers the following:

Purpose 1: To check the unrestricted sprawl of large built up areas

Slight/Negligible

- 3.9 This parcel is adjacent to the A245 and existing residential development to the north which forms part of West Byfleet. It also adjoins land to the west and south which is already identified as being suitable for Green Belt release within the GBBR. It is considered that there are opportunities for enhancement and definition of the Green Belt boundary in this location.

Purpose 2: To prevent neighbouring towns merging into one another

Negligible

- 3.10 The parcel does not sit directly between two towns. There are strong, well defined boundaries, to the east of the site, namely Old Wood and the M25 corridor which would prevent West Byfleet merging with Byfleet.

- 3.11 There is no intervisibility from the site to Byfleet and restricted

3 Review of land to the north west of West Hall, West Byfleet

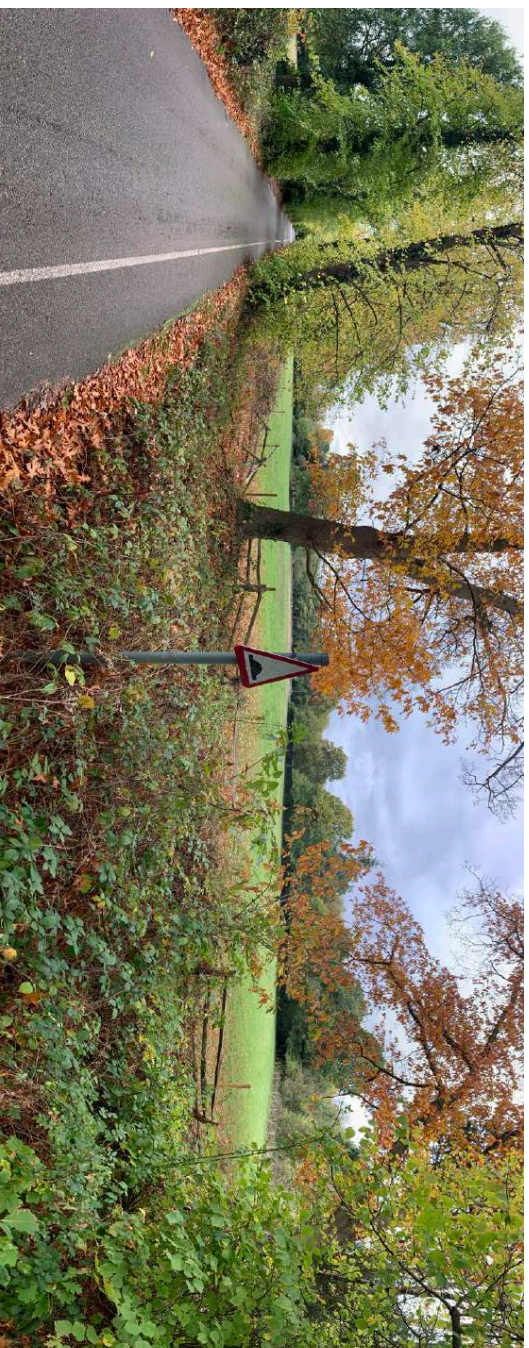


Image 11b: The eastern boundary of the site would need enhancement given the visibility of the site between existing trees.

visibility of West Byfleet due to Tins Wood to the west of the site. Glimpsed views to the north of the site would be lost through additional planting along the northern boundary of the site. Loss of openness would not be perceived as reducing the gap between the settlements in this location given its relationship to the wider land already identified to be removed from the Green Belt.

Purpose 3: To assist in safeguarding the countryside from encroachment

Slight

3.12 The parcel consists of a pasture field used for the grazing and exercising of horses adjacent to the existing settlement edge. It is considered that the site has semi rural characteristics which are degraded by horticulture. Land to the west and south of the field is identified for Green Belt release which diminishes the ability to assist in fulfilling this Green Belt purpose. Due to the existing vegetated boundaries and nearby surrounding woodlands the site already has a high level of containment which also limit intervisibility between the parcel and surrounding countryside.

3.13 The eastern boundary of the site would need enhancement to contain and limit visibility between the parcel and the lane. However it is important to note that this view is only applicable to people travelling along the lane and is not visible from the north, west or south. There are existing trees on the opposite side of the lane and Old Wood further restricts views from the east. Therefore there are no views of the parcel from the wider countryside and as

such the parcel is contained.

Boundaries

3.14 The parcel is adjacent to an existing area identified for Green Belt release and is adjacent to the existing settlement edge. TG consider that it would be a logical extension for Green Belt release. As recognised by the Woking Council's GBBR the land has high suitability as an area of search for development.

3.15 It is considered that the additional parcel does not perform any critical or major Green Belt purposes and through additional enhancement along the eastern boundary has capacity to change without any harm to the Green Belt or wider landscape.

3.16 The existing planting and location of the A245 provide a defensible boundary to the north. Tins Wood to the west and existing vegetation to the south provide a clear boundary although it is likely there will be residential development to the south in the long term. Plus further to the east is Old Wood and the M25 corridor which serve as strong defensible boundaries and recognisable Green Belt boundaries.

Harm to Green Belt Resulting from Release

Contribution of parcel to Green Belt purposes

3.17 The parcel is adjacent to a wider parcel of land identified for release. The parcel overall is considered to have a negligible

contribution to the first three Green Belt purposes.

3.18 In addition to its location adjacent to the wider land parcel identified for release, the presence of both the A245 (to the north) and M25 (to the east) detracts from the overall rurality of the area. To a lesser degree, the existing settlement edge to the north has an urbanising influence.

Implications of the loss of openness within the parcel on the integrity of the wider Green Belt

3.19 The effects of development within the parcel would be localised to within its boundaries. Intervisibility within the parcel is limited to glimpsed views from the north and east for receptors using the lane. Aside from the views from the lane, the parcel is visually contained from the surrounding area.

3.20 The parcel's release from the Green Belt would not have an adverse impact on the integrity of the wider Green Belt.

Strength of parcel boundaries

3.21 The A245, Tin Wood and the unnamed lane are considered to be clearly defined and readily recognisable. The parcel is therefore contained by a set of robust boundaries which would constitute strong new Green boundaries in addition to new planting to the south.

3 Review of land to the north west of West Hall, West Byfleet

Potential harm to the Green Belt

3.22 Considering the above factors and their combined relationship, judgement has been made that the site has a high suitability for Green Belt release, especially given its location adjacent to the wider area identified for Green Belt release in this local area.

Potential Mitigation and Boundary Enhancements

3.23 The measures outlined below are specific to the circumstances of the parcel and could be considered as part of the development process. They are to be read alongside the adjacent Mitigation and Enhancement Plan.

Strengthen boundary at weak points and use landscaping to help integrate new Green Belt boundary

1. As illustrated in **Image 1a**, the southern boundary comprises a mixture of hedgerow and hedgerow trees which will form a new Green Belt boundary with land further west and to the south west already being identified for removal from the Green Belt to deliver the proposed residential development at West Hall. Where there are weak points along the southern boundary additional tree and hedge planting, which are a typical boundary in the landscape, should be strengthened.

Define Green Belt edge by strengthening existing boundary and creating a new boundary to the south of the proposed traveller site.

2. The parcel's eastern boundary comprise post and rail fencing and a tree boulevard along the unnamed lane that provides access to West Hall Care Home, local businesses and nine residential properties. Whilst there is some self seeded under-storey growth along some parts of the lane, there is a need to strengthen planting along the eastern and parts of the northern boundary to create a better visual barrier between the land parcel and the adjacent pasture field, particularly where the travellers site is proposed.

Whilst it is considered a wider parcel release could be achieved in this location, the proposed traveller pitch is enclosed to a smaller parcel with the planting of a new hedgerow and the southern part of the parcel being provided for ecological/biodiversity enhancements.

Ecological/Biodiversity Enhancements

3. In conjunction with recommendation 1 above, there are opportunities to incorporate ecological enhancements within the southern part of the field. It is considered that a mosaic of species rich grassland and shrub planting could be provided which would maintain an element of visual openness should the parcel not be removed from the Green Belt.

Enhance access within the Green Belt

4. Whilst there are currently no public rights of way across the site, there are unadopted paths within Old Wood to the east which could link up to the site and wider West Hall development. There are opportunities to integrate new footpaths within development to connect with the existing PROW network and therefore improve access to the surrounding Green Belt and countryside.

Mitigation and Enhancement Plan



Summary

- The parcel comprises a relatively flat pasture field which is used for horticulture.
- The parcel makes a **Negligible** contribution to the first three Green Belt purposes.
- It has been assessed that the parcel has high suitability for Green Belt release and would not result in harm to the wider Green Belt given its location adjacent to larger land parcel identified for release and existing boundaries which restrict visibility of the site from the surrounding area.
- Whilst the proposal would result in spatial encroachment of the countryside, the A245 to the north and the M25 further east already serves as a major urbanising influence which detracts from the parcel's rurality.
- Subsequent to the parcel's Green Belt release, there are opportunities for the proposal to provide enhancements to the eastern boundary and integrate areas of open space and provide habitat improvement.

Section 4: Summary and Conclusion

4 Summary and Conclusion

4.1 The purpose of this report was two fold:

1. To undertake a review of traveller sites (former, existing and potential) to assess their ability to accommodate further growth subject to Green Belt and landscape sensitivities against the Council's recommendations, and

2. To undertake an alternative site specific assessment of land at the north east of land surrounding West Hall to accommodate 15 traveller pitches in terms of Green Belt and landscape sensitivities.

4.2 It is evident from the work undertaken and from the illustrative masterplan that the travellers pitches could be delivered at the alternative location alongside the emerging allocation for Proposal Site GB10 as a separate standalone traveller site with its own access. The summary and conclusion of this report are set out under the appropriate sub headings below.

Traveller Pitch Provision

4.3 A review of the traveller pitch provision was undertaken and the following summary points are provided:

- **Land at Ten Acre Farm** was previously authorised for three traveller pitches. From a landscape and Green Belt perspective TG disagree with the Council that the site is not suitable for gypsy and traveller use. It is evident from its previous use that the site was suitable for traveller pitches. Whilst it is noted that planning permission has been granted for a gymnasium, there is no reason why the site could not have been used for traveller pitches again.

It is considered that in time a wider release from the Green Belt could be justified. New defensible boundaries could include Smart's Heath Road to the north, the railway line to the south and east and the existing tree boundaries of the Smeath Heath Common Land to the west of the site.

- **Land south of Murrays Lane:** Planning permission has been granted for four pitches for an extended family to live on the site. The site has been granted planning permission in the Green Belt as it was considered that any harm by inappropriateness would be outweighed by other considerations. TG agree with the delivery of permanent pitches from a landscape and Green Belt perspective. It is considered that there is potential for additional pitches at this location, if needed by the family. The recent permissions are in accordance with emerging Site Allocations Policy SA1.

- **Land at Boyd Farm, north of Murrays Lane:** Whilst an application has been refused for traveller use, the

applicants are actively pursuing the use through a planning appeal demonstrating the need for the site. TG agree with the findings of the GBBR in that the parcel makes little contribution to the Green Belt purposes and should be released from the Green Belt. Due to the proximity to the four traveller pitches on land south of Murrays Lane it is considered that the site is suitable for gypsy and traveller use.

- **Land at Stable Yard:** The Council identified the potential for one permanent pitch, yet planning permission has been granted the retention of residential use for two traveller pitches. Whilst the site is considered to be of major importance to the first three Green Belt purposes very special circumstances were considered to outweigh any harm to the Green Belt. TG agree with the recent decision of the Council and do not recommend any further pitches should be provided in this location from a landscape and Green Belt perspective. The recent permission is in accordance with emerging Site Allocations Policy SA1.

- **Land south of Gabriel Cottage:** The site is enclosed on all boundaries and is only visible through the open gates onto Blancards Hill. Whilst planning permission has been granted with very special circumstances, there is no opportunity for expansion at the site without detrimental impact on the openness of the Green Belt. TG agree with the recommendations of the Council from a landscape and Green Belt perspective.

- **The Hatchingtan:** The existing traveller site is publicly owned and is maximum capacity. The site is not considered suitable for expansion due to further harm on the Green Belt and its location within Flood Zone 3 and Zone A of the Thames Basin Heaths Special Protection Area. TG agree with the Council from a landscape and Green Belt perspective.

- **Five Acres Farm:** A current application is pending determination for a replacement caravan park for 19 permanent pitches, increasing the existing number of pitches by 4 additional pitches. Whilst the decision is pending, the application for 19 pitches is in accordance with emerging Site Allocations Policy GB2. As the land adjacent to the site is identified for Green Belt release, it is considered that the land at Five Acres Farm should also be included for release to deliver a new defensible Green Belt boundary. TG agree with the Council's recommendations from a landscape and Green Belt perspective.

- **Land north of Saunders Lane:** The site is located within a defined escarpment and rising ground of landscape importance. It is also located within the Green Belt and

adjacent to Hook Heath conservation area. Whilst the southern part of the site is considered to be notably discreet and therefore could be developed to accommodate pitches, if required.

It is also recommended that gypsy and traveller use should be considered as part of the land intended for allocation for residential development under Site Proposal GB7 (Nursery Land adjacent to Egley Road, Mayford).

- **Land at New Lane, Sutton Green:** Has been identified as being suitable for gypsy/traveller use in the GBBR. Yet it was refused planning permission for two traveller pitches in 2018. Given that the site is well screened on all sides of the site and that through additional planting and a sensitive layout permission could be granted for gypsy/traveller use. This site has not been included within the Site Allocations DPD.

Alternative location at land north east of West Hall

4.4 The site specific assessment of land to the north east of land surrounding West Hall demonstrates that the land makes a slight contribution to the first three Green Belt purposes which is also reflected in the GBBR.

4.5 It is considered that the location of gypsy and traveller pitches to the north of the parcel would be screened by Trins Wood to the west, existing vegetation to the north parallel to the A245. The gypsy and traveller pitches would only be visible along the unnamed lane to the east of the site which could be screened by additional planting along the eastern boundary of the site. However it must be remembered that Old Wood further to the east and the M25 limit views of the site from the east and as shown in Image 1 and the aerial image of the site there is existing vegetation to the south which filter visibility of the site.

4.6 If the land to the north of the site is released for gypsy and traveller pitches, ecological enhancements are proposed on the southern part of the site. The parcel has high suitability for Green Belt release and through the proposed mitigation and enhancements recommended would not result in harm to the wider Green Belt.

Conclusion

4.7 It is evident that since the publication of the TAA in December 2013, a number of gypsy/traveller pitches have been granted planning permission subject to very special circumstances which have been considered to outweigh harm to the Green Belt. It is considered that if development is not forthcoming for the gymnasium at Ten Acre Farm that there is no reason why gypsy/traveller pitches could not be provided on the site in the future.

4 Summary and Conclusion

- 4.8 Whilst the upper limits of land north of Saunders Lane is not considered appropriate for gypsy/traveller use due to the site's location within the escarpment and rising ground of landscape importance and the importance of the sites role in fulfilling the first three purposes of the Green Belt, the lower limits of the site could accommodate traveller pitches if required. It is also considered Nursery Land adjacent to Egley Road should be considered for gypsy/traveller use as part of emerging Site Proposal GB7.
- 4.9 Land at New Lane, Sutton Green is considered to be suitable for gypsy/traveller use albeit any future application will need to demonstrate site specific, very special circumstances and supported by robust evidence for Green Belt release. It is considered that the site could accommodate a minimum of 2 traveller pitches.
- 4.10 Land at Boyds Farm to the north of Murrays Lane has not been considered for gypsy and traveller use in the GBBR or the emerging Site Allocations DPD. Yet there is a clear demand for the traveller use through the pending appeal hearing. The GBBR establishes that the land is within a parcel identified for Green Belt release and given its proximity to the approved traveller use on land to the south of Murrays Lane, it is considered that the site should be released for traveller use with potential for intensified traveller use in the future.
- 4.11 Overall, it is clear that number of traveller pitches required at West Hall could be reduced if due consideration was given to the other aforementioned sites within Woking.
- 4.12 It is has therefore been identified that the alternative parcel of land could be released from the Green Belt alongside the allocation of land surrounding West Hall (Policy GB10) to provide a standalone traveller site that would include a defensible and robust new Green Belt boundary and offer opportunities for access from the allocated site to the wider Green Belt and the management of land retained in the Green Belt for ecological enhancements. This would meet the requirements of paragraph 136 of the NPPF and the NPPG to offset harm associated with the removal of land from the Green Belt.



ILLUSTRATIVE MASTERPLAN (P18-2625_02-18)



Appendix 2: GBBR Methodology

As detailed in the introduction, TG have used the GBBR methodology and for ease of access the following tables below are an extract of the criteria assessment used to assess the performance of the parcels in respect of Green Belt Purposes 1 – 3.

Green Belt Purpose 1. To check the unrestricted sprawl of large built-up areas	
Criteria	Fulfillment of Green Belt Purpose
Land where development would conflict fundamentally with Green Belt purpose.	Critical
<ul style="list-style-type: none"> The land provides a distinct, well-defined area between Working / other large built up area(s) and open land beyond, and provides strong containment that prevents the perception of 'sprawl' or the land is remote from the built-up area where development would be separated substantially from the existing urban area and may create perception of 'sprawl' / sporadic growth. There may be / is no alternative strong physical / landscape boundary(s) further from the edge of the town that would perform a similar role in containing growth and ensuring a 'good fit' for development – strategic level of development may lead to perception of uncontained growth. The land may / may not be affected already by the existing physical / visual presence of the town / other large built up areas and may have a varied character. 	Critical
Land where development would conflict substantially with Green Belt purpose.	Major
<ul style="list-style-type: none"> The land contains / contributes to the containment of the town/village built up area (although its character may be influenced by it). Strategic level of development has potential to create perception of poorly contained growth, although other physical / landscape boundaries may exist further from the urban edge that could define and contain growth and prevent the perception of 'sprawl' (although these may require reinforcement to achieve a well-defined limit to development and a new Green Belt boundary). 	Major
Land where development would conflict significantly with Green Belt purpose.	Moderate
<ul style="list-style-type: none"> The land provides some containment of the urban area although it is significantly influenced by its presence and related features/land uses leading to a poorly defined edge, or it may be distant/remote from the urban edge and therefore contribute less to the purpose (other land closer to the urban edge performs the function of containment). 	Moderate
Land where development would have limited/negligible impact on this purpose of Green Belt.	Slight/Negligible
<ul style="list-style-type: none"> The land is physically and visually dominated by/related to the town and already perceived to be part of/or closely related to the urban area, giving a poorly defined edge and possibly the perception of 'sprawl'. Development may allow opportunities for enhancement of degraded land and the definition of a stronger long-term Green Belt boundary. 	Slight/ Negligible
Land where development would have no impact on this purpose of Green Belt.	None
<ul style="list-style-type: none"> Land is largely contained by existing development and already forms part of, and is perceived as, part of the town. 	None

Green Belt Purpose 2. To prevent neighbouring towns from merging into one another (see - Note below)

Criteria	Fulfillment of Green Belt Purpose
Land is fundamental to physical separation of neighbouring towns/larger villages (either within or adjoining Green Belt).	Critical
<ul style="list-style-type: none"> Any significant reduction in extent would result in physical coalescence, or a perception of merging that would erode the distinct separate identity and character of either/both settlements. 	Critical
Land provides important contribution to separation between neighbouring towns.	Major
<ul style="list-style-type: none"> There is no significant inter-visibility between the towns currently. Some limited development may be possible without causing merger or perception of merging. 	Major
Land provides only moderate contribution to separation between neighbouring towns.	Moderate
<ul style="list-style-type: none"> Land is part of a substantial gap, (3km or more) between neighbouring towns/large villages with separate identities (e.g. Brookwood / Bistley). Land where well planned strategic levels of development would not result in merger or a perception of merging as a consequence of inter-visibility (although intervening smaller settlements within Green Belt may be affected significantly by reduction of separation, merger or inter-visibility). 	Moderate
Land does not lie between two towns and makes very limited contribution to separation, or land is a very narrow area which does not provide strategic level of separation.	Slight/Negligible
<ul style="list-style-type: none"> Strategic level of development would have no impact on this Green Belt purpose, although smaller settlements may be affected by reduction in separation, merger, or inter-visibility depending on their proximity to the urban edge. Other strong/well-defined boundary(s) may exist to restrain growth/prevent merging. Width of Green Belt gap may already be narrower at an adjacent location. 	Slight/ Negligible
Land does not lie between two towns and makes no discernible contribution to separation.	None

*NOTE: Towns are taken to be towns, and larger villages it does not include small villages/hamlets such as Mayford, although reference is made to these as appropriate.

Green Belt Purpose 3. To assist in safeguarding the countryside from encroachment

Criteria	Fulfillment of Green Belt Purpose
Retention of the countryside is fundamental to the purpose of retaining land within Green Belt.	Critical
<ul style="list-style-type: none"> Land possesses a strong, unspoilt rural character which Green Belt designation protects. There may be no other fundamental constraints to encroachment (such as a strong landscape feature that could assist in fulfilling this purpose by containing development from outlying 	Critical

Green Belt Purpose 3. To assist in safeguarding the countryside from encroachment

Criteria	Fulfillment of Green Belt Purpose
Retention of the countryside is of major importance to the purpose of retaining land within the Green Belt.	Major
<ul style="list-style-type: none"> Land possesses a predominantly rural character. There may be other minor constraints (such as a landscape feature) that would limit encroachment but where the Green Belt provides important protection. 	Major
Retention of the countryside is moderately important to the purpose of retaining land within the Green Belt.	Moderate
<ul style="list-style-type: none"> Land possesses a semi-rural character and there may already be a perception of significant encroachment. There may be other constraints to further encroachment. 	Moderate
Retention of the land is of very limited / no importance to the purpose of retaining land within the Green Belt.	Slight/Negligible
<ul style="list-style-type: none"> Land possesses a semi-urban character and is no longer perceived to be part of the open countryside. It may contain degraded land that provides opportunities for enhancement. 	Slight/ Negligible
Land where development would have no impact on this purpose of Green Belt.	None
<ul style="list-style-type: none"> Land forms very narrow area between existing parts of the town or other strong boundary and does not make any recognisable contribution to separation. 	None

PBA then combine assessment of the parcels against individual purposes to give an overall judgement of the suitability of that as an area of search based on Green Belt purposes only. An extract of the summary table from the GBBR is provided below for ease of consideration.

Relative Suitability of Land as Area of Search based upon assessment of Green Belt purposes	
Very Low Suitability	Area performs one or more Critical Green Belt purpose(s). Other considerations: Land with Little/No capacity for change.
Low Suitability	Area does not perform any Critical Green Belt purposes, but one or more Major purposes. Other considerations: Area may have a Low to Moderate capacity for change.
Moderate Suitability	Land performs no Critical Green Belt purposes, but one or more Major purposes. Other considerations: Area has a Moderate/High capacity for change.

Appendix 2: GBBR Methodology

Relative Suitability of Land as Area of Search based upon assessment of Green Belt purposes		
High suitability	High	Potential Area of Search
	Area does not perform any Critical or Major Green Belt purposes. Other considerations: Area has a Moderate/High capacity for change.	

For each parcel or Travellers Pitch assessed TG have also considered the suitability of the parcel or site using the above suitability criteria, where relevant.

Appendix 3: Emerging Site Allocations Plan extract showing relationship to land at Saunders Lane

