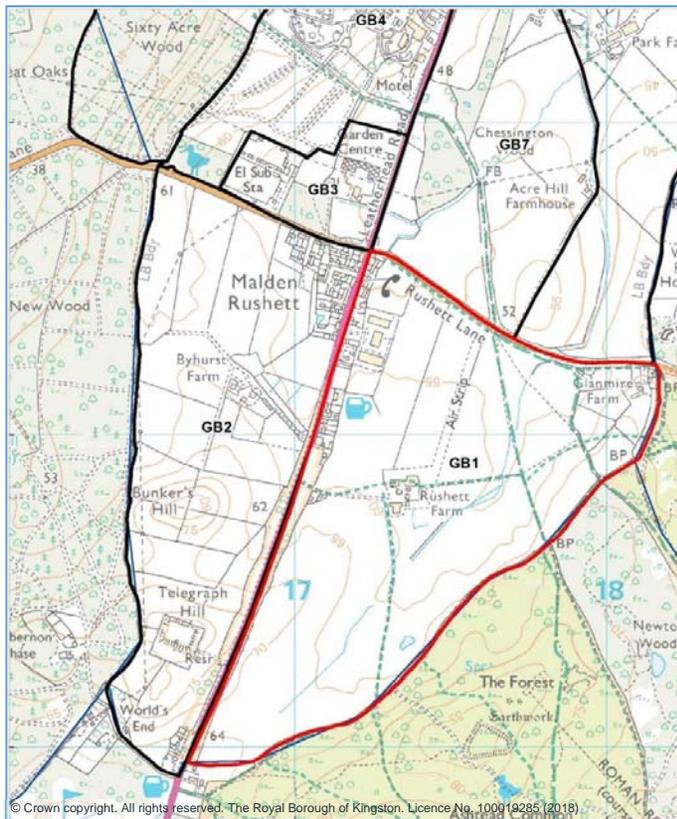
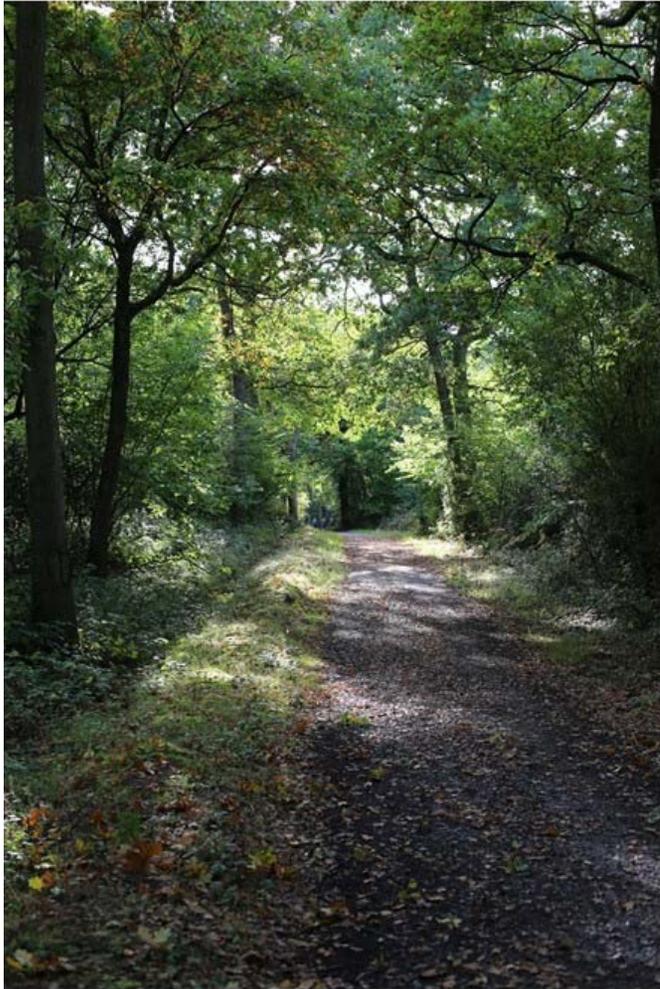


**Parcel GB1 – land to the east of Leatherhead Road, bounded to the northeast by Rushett Lane and to the southeast by Bridleway 29.**

A large triangular parcel of predominantly agricultural land comprising irregular shaped arable and equestrian / pastoral fields. The fields also incorporate a grassed light aircraft landing strip. Mature woodland belt, woodland block and areas of scrub woodland are located to the northwest. A brook cuts through the parcel and there are small ponds and associated riparian trees. The main built development consists of a farm with large agricultural buildings located towards the centre of the parcel. Further farm with dwellings, stables and outbuildings are located to northeast and there are peripheral houses with garden grounds along Leatherhead Road to the northwest. The landform generally slopes from south and east towards the northwest of the parcel. The land borders Ashted Common to the southeast.



Appendix A: Parcel Assessments – GB1



Appendix A: Parcel Assessments – GB1

Topic	Criteria	GB1 Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location – does not form a boundary with any large built-up area. Note: part of the settlement of Malden Rushett occupies the northwest corner of the parcel.</p>
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>CONTRIBUTION</b></p> <p>Part of largely open land between Kingston upon Thames (Chessington) and Ashted/Leatherhead (of approximately 4km). Acts in concert with Green Belt to the north (parcels GB7 – GB11) and south (in Mole Valley District).</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>CONTRIBUTION</b></p> <p>Helps to maintain the openness of the countryside in this location where development is principally confined to the settlement of Malden Rushett.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location – the parcel is not in proximity to an historic settlement or Conservation Area.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location, the parcel being part of open countryside which is detached from an urban edge.</p>

Appendix A: Parcel Assessments – GB1

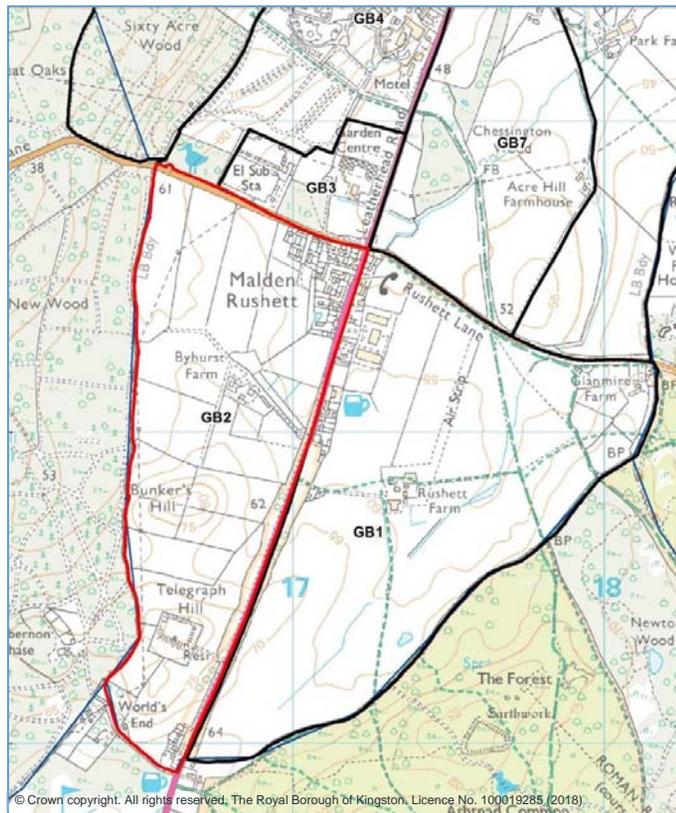
Topic	Criteria	GB1 Assessment
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<b>CONTRIBUTION</b> The primary contribution of the parcel relates to the maintenance of the openness of the countryside, preventing incremental urbanisation in an accessible location.
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	The parcel forms the southeastern context to Malden Rushett and connects with surrounding Green Belt parcels to the north (GB7 and GB8), west (GB2) and northwest, east (om Epsom and Ewell Borough) and south east (in Mole Valley District).
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Network of footpaths and bridleways connecting the parcel to Epsom Common, Ashtead Common and Chessington Wood. Equestrian facilities to the northeast.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Not part of the setting of a sensitive landscape.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Woodland belt along Leatherhead Road to the southwest of the parcel designated as a Site of Importance for Nature Conservation. Rushett Farm and Glanmire Farm SINC (Grade 1 Borough Importance) within the parcel.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land within the parcel, area of scrub in the northwest of the parcel.
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>LIMITED CONTRIBUTION</b> The parcel is open countryside which has no direct relationship with the structure of London.

Appendix A: Parcel Assessments – GB1

Topic	Criteria	GB1 Assessment
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<p><b>CONTRIBUTION</b></p> <p>The parcel contains various strategic walking routes and forms the northwestern border of Ashtead Common.</p>
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>The parcel does not contain any features or landscapes of national or metropolitan value, although it forms the northwestern border of Ashtead Common. Contains Rushett Farm and Glanmire Farm SINC (Grade 1 Borough Importance).</p>
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel is not part of a network of Green Infrastructure.</p>
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>The parcel makes an overall contribution to MOL criteria, reflecting the presence of SINC.</p>

**Parcel GB2 – land to the west of Leatherhead Road, bounded to the north by Fairoak Lane and to the southwest by the Borough boundary and woodland at Prince’s Coverts.**

A triangular parcel of predominantly agricultural land comprising geometric arable and pastoral fields. The parcel contains mature woodland belt along roadside to the southeast and north and lines of mature trees and hedgerow along field boundaries. The small settlement of Malden Rushett is located to the northeast of the parcel comprising dwellings, commercial building and children’s play area. There is also a farm with large agricultural outbuildings towards the centre of the parcel and a small cluster of peripheral built development to the south comprising dwellings and commercial buildings. The landform is undulating with an engineered reservoir located on elevated ground to the south of the parcel and a further small hill formation towards the centre of the parcel.



Appendix A: Parcel Assessments – GB2



Appendix A: Parcel Assessments – GB2

Topic	Criteria	GB2 Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location – does not form a boundary with any large built-up area. Note: part of the settlement of Malden Rushett occupies the northeast corner of the parcel.</p>
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>CONTRIBUTION</b></p> <p>Part of largely open land between Kingston upon Thames (Chessington) and Oxshott (approximately 2.5km), between Kingston upon Thames (Chessington) and Ashtead/Leatherhead (approximately 4km). Acts in combination with Green Belt to the north (parcels GB3 – GB6) and west (in Elmbridge Borough).</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>CONTRIBUTION</b></p> <p>Helps to maintain the openness of the countryside in this location where development is principally confined to the settlement of Malden Rushett.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location – the parcel is not in proximity to an historic settlement or Conservation Area.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location, the parcel being part of open countryside which is detached from an urban edge.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p><b>CONTRIBUTION</b></p> <p>The primary contribution of the parcel relates to the maintenance of the openness of the countryside, preventing</p>

Appendix A: Parcel Assessments – GB2

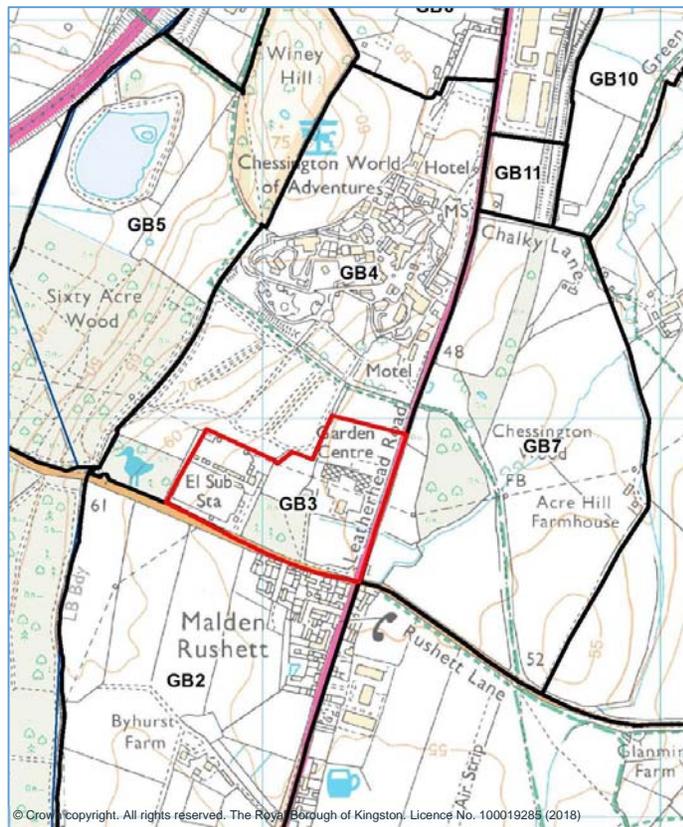
Topic	Criteria	GB2 Assessment
		incremental urbanisation in an accessible location, and also to helping to prevent the merger of Kingston, Oxshott and Ashtead/Leatherhead.
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	The parcel forms the southwestern context to Malden Rushett and connects with surrounding Green Belt parcels to the north (GB3 and GB4), east (GB1), south (in Mole Valley District) and west (in Elmbridge Borough).
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Predominantly private land. Access to recreational play areas in Malden Rushett.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Two Areas of Archaeological Significance associated with hill forms.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Woodland belt along Leatherhead Road and small area of woodland to the southwest of the parcel designated as a Site of Importance for Nature Conservation.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land within the parcel.
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>LIMITED CONTRIBUTION</b> The parcel is open countryside which has no direct relationship with the structure of London.

Appendix A: Parcel Assessments – GB2

Topic	Criteria	GB2 Assessment
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel does not contain any strategic recreational facilities.</p>
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<p><b>CONTRIBUTION</b></p> <p>The parcel does not contain any features or landscapes of national or metropolitan value, but contains a SINC along the A243 Telegraph Hill and at World's End (both Grade II Borough Importance). Contains Areas of Archaeological Significance at Bunkers Hill and Telegraph Hill.</p>
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel is not part of a network of Green Infrastructure.</p>
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<p><b>CONTRIBUTION</b></p> <p>The parcel makes a contribution to MOL criteria, reflecting the presence of a SINC and areas of Archaeological Significance.</p>

**Parcel GB3 – land to the north of Fairoak Lane and to the west of Leatherhead Road, bounded to the west by a small woodland block and to the north by commercial car parking and holiday resort access roads.**

A relatively small parcel with developed blocks of industrial and commercial development. Vegetation includes woodland blocks and belts, areas of scrub woodland with rough grassland and hedging along the northern boundary. Development includes a large electricity substation to the west of the parcel and large commercial buildings with hardstanding and parking to the northeast of the parcel. Gently sloping landform.





Topic	Criteria	GB3 Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p><b>CONTRIBUTION</b></p> <p>Whilst the parcel contains significant amounts of development in the form of a garden centre and electricity substation which reduces its sense of openness, such development is not untypical in the Green Belt. As such the Green Belt acts to prevent further urbanisation along this busy transport corridor, particularly in the context of the major development site of Chessington World of Adventure immediately to the north (parcel GB4).</p>
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>CONTRIBUTION</b></p> <p>Contributes (in combination with Green Belt to the north [parcels GB4, GB5 and GB6] and south [parcels GB1 and GB2]) to the strategic separation between Kingston upon Thames (Chessington) and Oxshott and Ashted/Leatherhead.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>CONTRIBUTION</b></p> <p>Notwithstanding the presence of built development as noted above, the Green Belt helps to maintain the openness of the countryside in this location. Presents a semi-rural edge to Malden Rushett.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location, having no relationship with a Conservation Area.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location, being detached from an urban edge.</p>

Appendix A: Parcel Assessments – GB3

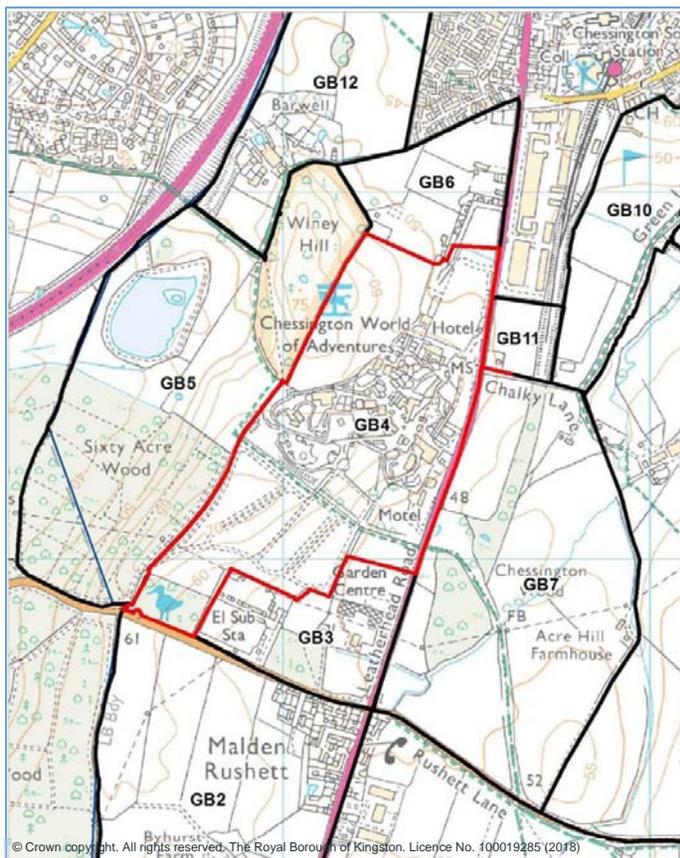
Topic	Criteria	GB3 Assessment
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<b>CONTRIBUTION</b> Notwithstanding its semi-urbanised character (which are not untypical land uses within the Green Belt), the Green Belt helps to prevent further sprawl along the A243 corridor, and broader encroachment into open countryside associated with incremental development.
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	The parcel forms part of the northern context to Malden Rushett.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Private land. Public access to commercial garden centre to the north of the parcel.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Not part of the setting of a sensitive landscape.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Woodland and scrub areas are designated as a Site of Importance for Nature Conservation. Jubilee Wood designated as a Local Nature Reserve.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land within the parcel.
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>LIMITED CONTRIBUTION</b> The parcel is separate from the built-up area of London to the north.

**Appendix A: Parcel Assessments – GB3**

Topic	Criteria	GB3 Assessment
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel does not contain any strategic recreational facilities.</p>
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>The parcel contains Jubilee Wood and Meadows SINC (the former of Metropolitan Significance).</p>
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel is not part of a network of Green Infrastructure.</p>
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>The parcel makes an overall significant contribution to MOL criteria, reflecting the presence of Jubilee Wood SINC.</p>

**Parcel GB4 – land between Sixty Acre Wood / Winey Hill and Leatherhead Road, bounded to the south by Fairoak Lane / Electricity Sub-Station / Garden Centre and to the north by woodland adjacent to Almshouse Lane.**

Land comprising a leisure attraction, woodland blocks and belts with amenity grassland areas, specimen trees and ponds. Commercial leisure facilities are spread across the parcel and include zoo and safari areas, large commercial buildings, car parking areas, themed outdoor and indoor facilities. A network of paths and paved roads connect the built and outdoor elements. Sloping landform from west to southeast.



Appendix A: Parcel Assessments – GB4



Appendix A: Parcel Assessments – GB4



Topic	Criteria	GB4 Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p><b>CONTRIBUTION</b></p> <p>The bulk of the parcel is covered by built development associated with Chessington World of Adventures and is not open in character. However, Green Belt designation prevents further development along the A243 Leatherhead Road, where there are few substantive boundaries to contain <i>ad hoc</i> infilling and thereby incremental sprawl. Green Belt designation supports parcels to the north (GB6), south (GB3) and east (GB7 and GB11) in this regard.</p>
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>CONTRIBUTION</b></p> <p>Contributes (in concert with Green Belt to the north [GB6], south [GB3] and east [GB7 and GB11]) to the strategic separation between Kingston upon Thames (Chessington) and Oxshott and Ashted/Leatherhead.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>CONTRIBUTION</b></p> <p>Although the parcel contains a significant proportion of built form of various kinds which lessens its Green Belt role, the parcel as a whole contributes to maintaining a sense of openness and connection with the wider open countryside to the west (Parcel GB5) in particular.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location, having no relationship with a Conservation Area.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location, being detached from an urban edge.</p>

Appendix A: Parcel Assessments – GB4

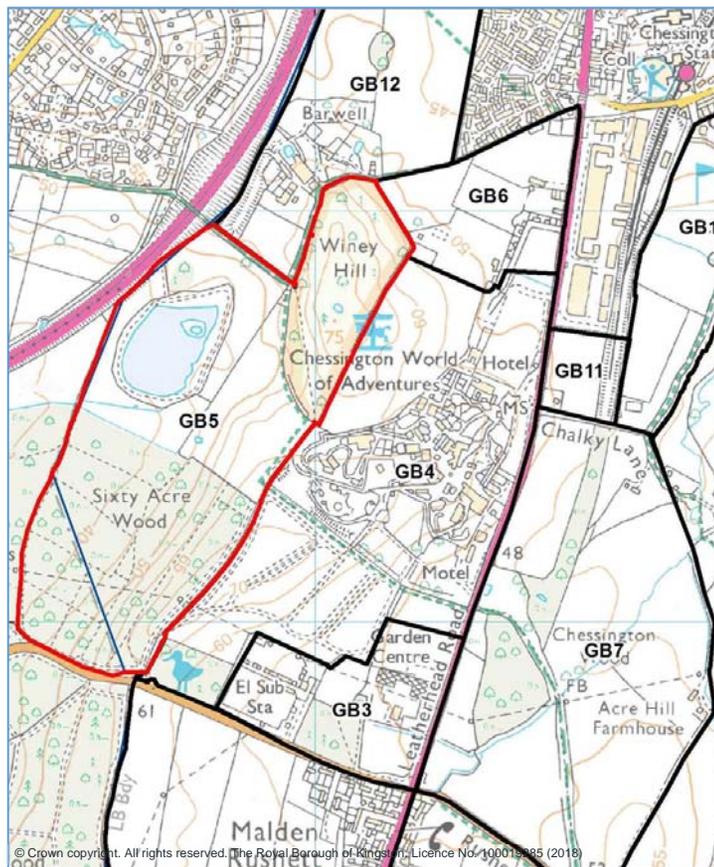
Topic	Criteria	GB4 Assessment
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<b>CONTRIBUTION</b> The Green Belt (in combination with parcels GB6 to the north and GB3 to the south) helps to prevent sprawl along the A243 which already compromises the openness of the countryside in this locality. Despite the presence of substantial tree cover which screens development to some degree, there has been an erosion of openness through incremental development (in addition to the footprint of Chessington World of Adventures).
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	No relationship in this location.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/recreation	What is the degree of existing public access and/or provision of recreational facilities?	Public access to leisure resort facilities. Public footpath through the parcel (part of a strategic wading network in the Borough).
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Area of Archaeological Significance associated with hill forms to the west and northwest of the parcel.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	There are no national or local biodiversity designations within the parcel.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land within the parcel.
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>LIMITED CONTRIBUTION</b> The parcel is separate from the built-up area of London to the north.

**Appendix A: Parcel Assessments – GB4**

Topic	Criteria	GB4 Assessment
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<p><b>CONTRIBUTION</b></p> <p>The parcel contains Chessington World of Adventures which is a strategic recreational facility.</p>
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<p><b>CONTRIBUTION</b></p> <p>The parcel contains Jubilee Wood SINC, an area of Archaeological Significance, and part of a strategic walking network.</p>
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel is not part of a network of Green Infrastructure.</p>
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<p><b>CONTRIBUTION</b></p> <p>The parcel makes an overall contribution to MOL criteria, reflecting the presence of recreational facilities and the presence of Jubilee Wood SINC.</p>

**Parcel GB5 – land between Fair oak Lane to the south and Barwell Lane to the north, bounded to the east by Chessington holiday resort and to the west by the A3 and a hedgerow and path indicating the Borough boundary. The southwestern corner of the parcel lies within Elmbridge Borough.**

The parcel contains a lake for angling with wooded island and peripheral riparian woodland. A pond is also located at summit of Winey Hill. Woodland is located to the southeast of the parcel and at the summit and lower northeastern slopes of Winey Hill. The pastoral fields are small and irregular shaped. Winey Hill is the main topographical feature to the northeast of the parcel.





Appendix A: Parcel Assessments – GB5

Topic	Criteria	GB5 Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel is open countryside which does not have a boundary with a built-up area.</p>
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>CONTRIBUTION</b></p> <p>Contributes (in combination with Green Belt to the north [parcels GB6 and GB12] and south [within Elmbridge Borough]) to the separation between Kingston upon Thames (Chessington), Claygate and Oxshott.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>CONTRIBUTION</b></p> <p>The parcel acts in combination with the wider Green Belt to the north (parcel GB12) and south west (within Elmbridge Borough) to maintain the openness of countryside in this locality which is largely free of development.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location, having no relationship with a Conservation Area.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location, being part of open countryside which is detached from an urban edge.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p><b>CONTRIBUTION</b></p> <p>The parcel contributes to maintaining the openness of the countryside and the separation of urban areas in combination</p>

Appendix A: Parcel Assessments – GB5

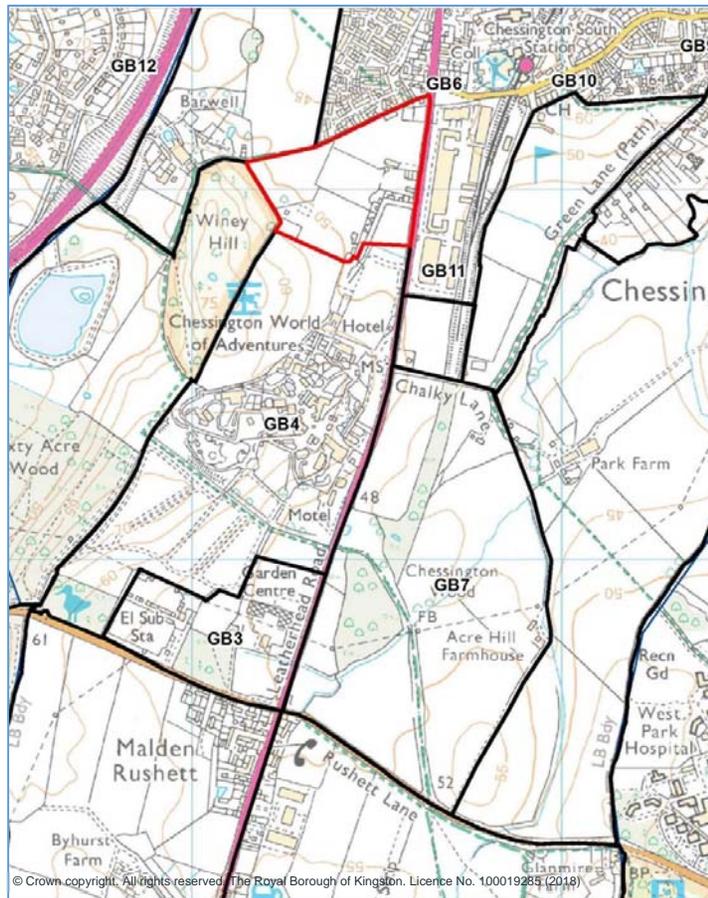
Topic	Criteria	GB5 Assessment
		with adjacent Green Belt land to the north and south west (within Elmbridge Borough).
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	There is no relationship with a village or other settlement.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Public footpath and Bridleway pass through the parcel to the east and north.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Area of Archaeological Significance associated with Winey Hill.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Sixty Acre Wood, Barwell Estate Lake and Winey Hill are designated as a Site of Importance for Nature Conservation.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land within the parcel.
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>LIMITED CONTRIBUTION</b> The parcel is separate from the built-up area of London to the north.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>LIMITED CONTRIBUTION</b> The parcel contains no strategically important recreational facilities.

Appendix A: Parcel Assessments – GB5

Topic	Criteria	GB5 Assessment
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Contains Sixty Acre Wood SINC which is designated to be of Metropolitan Value and Barwell Estate Lake which is of Grade I Borough importance, and an Area of Archaeological Significance at Winey Hill.</p>
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<p><b>LIMITED CONTRIBUTION</b></p> <p>Not part of a Green Chain or GI network</p>
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>The parcel makes an overall significant contribution, reflecting the presence of a SINC of Metropolitan significance and an area of archaeological significance.</p>

**Parcel GB6 – land between woodland to the north of Winey Hill and Leatherhead Road, bounded to the north by Barwell Lane and to the south by Chessington holiday resort and access road.**

Relatively small parcel. Predominantly sports pitches with amenity grassland, equestrian pastoral fields, hedgerows, garden grounds and scrub woodland. Low to medium density housing to the east of the parcel. Sports clubhouse buildings with car parking areas. Pavilion buildings, surfaced tennis courts and children’s play area. Relatively flat landform with slight incline to southwest of the parcel.





Topic	Criteria	GB6 Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></p> <p>What is the role of the parcel in preventing the extension of an existing development into open land</p>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>In combination with land to the south, helps to prevent the sprawl of between Kingston upon Thames (Chessington) southward along the A243, notwithstanding the role of Barwell Lane in containing the built edge of Chessington. The relationship of the parcel to land immediate to</p>

Appendix A: Parcel Assessments – GB6

Topic	Criteria	GB6 Assessment
	beyond established limits, in light of the presence of significant boundaries?	the south (GB4) which includes the Major Developed Site of Chessington World of Adventure, and industrial development to the east of the A243 is important, which demonstrate the actual and potential sprawl of development along a major transport corridor, and the role of Green Belt in containing this.
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>CONTRIBUTION</b></p> <p>Contributes (in concert with Green Belt to the west, southwest and southeast between Kingston upon Thames (Chessington), Claygate, Oxshott and Ashted/Leatherhead.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>CONTRIBUTION</b></p> <p>Notwithstanding the presence of various forms of built development primarily associated with sport and recreation (which is not untypical for Green Belt), the parcel contributes to maintaining the general openness of the land in this location.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location, having no relationship with a Conservation Area.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?	<p><b>LIMITED CONTRIBUTION</b></p> <p>Given the suburban character of the built extent of Chessington there is unlikely to be an influence over urban regeneration.</p>
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Makes a significant contribution to the containment Kingston upon Thames (Chessington) as part of broader area of Green Belt to the south, particularly in combination with other parcels of land to the south along the A243.</p>

Appendix A: Parcel Assessments – GB6

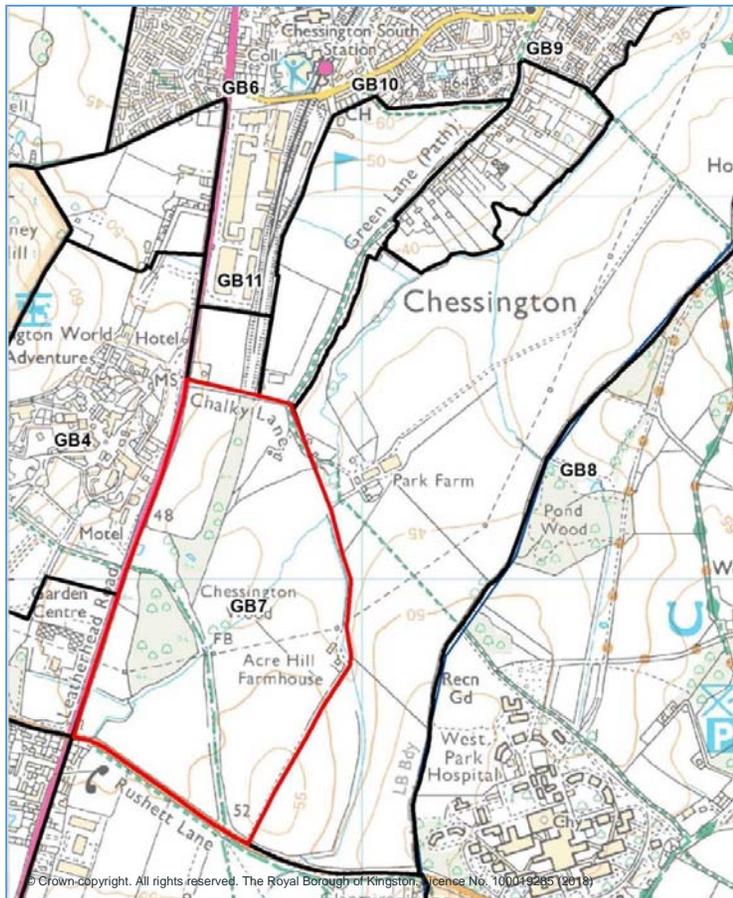
Topic	Criteria	GB6 Assessment
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	There is no relationship with a village or other settlement.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Public Bridleway passes to the north of the parcel. Sports grounds / play area open to the public and sports club members.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Not part of the setting of a sensitive landscape.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No national or local biodiversity designations within the parcel.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land within the parcel.
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>CONTRIBUTION</b> The parcel forms the southern edge of the built-up area of London.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>LIMITED CONTRIBUTION</b> The parcel does not contain any strategic recreational facilities.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>LIMITED CONTRIBUTION</b> The parcel does not contain any features of Metropolitan value.

**Appendix A: Parcel Assessments – GB6**

Topic	Criteria	GB6 Assessment
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel is not part of a network of Green Infrastructure.</p>
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<p><b>CONTRIBUTION</b></p> <p>The parcel makes an overall contribution to MOL criteria, reflecting its location adjacent to the built edge of the Metropolitan area.</p>

**Parcel GB7 – land between Chalky Lane and Rushett Lane, bounded to the west by Leatherhead Road and to the east by Chalky Lane and field boundary running southwest from Acre Hill Farmhouse.**

A farmland parcel comprising pastoral and arable fields, woodland and woodland belts, hedgerows with mature trees and garden grounds. A brook with riparian trees transects the parcel. Built development includes a farm house, detached dwelling, mobile home, stables and equestrian facilities. Gently undulating landform generally falling from southeast to northwest.



Appendix A: Parcel Assessments – GB7



Topic	Criteria	GB7 Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>The parcel contains no permanent built development. The Green Belt and acts strategically with Green Belt immediately to the north (parcel GB11) and west (parcels GB3, GB4 and GB6) to prevent urbanisation along this busy transport corridor, particularly in the context of the Major Developed Site of Chessington World of Adventure immediately to the west (parcel GB4).</p>
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>CONTRIBUTION</b></p> <p>Contributes (in combination with Green Belt to the north [parcels GB10 and GB11) and south [parcel GB1) to the strategic separation between Kingston upon Thames (Chessington) and Ashted/Leatherhead.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>CONTRIBUTION</b></p> <p>The parcel contributes to maintaining the openness of the countryside in this location.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location, having no relationship with a Conservation Area.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location, being part of open countryside which is detached from an urban edge.</p>

Appendix A: Parcel Assessments – GB7

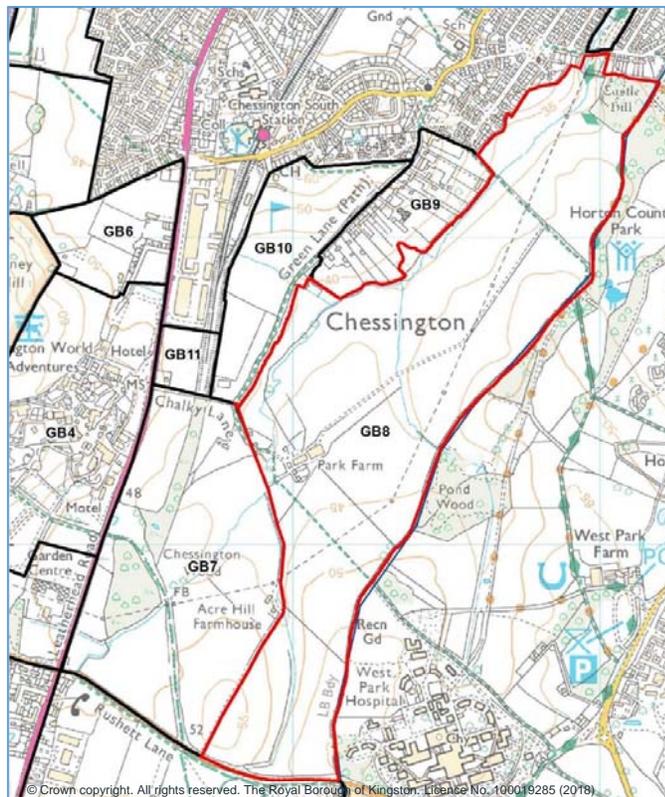
Topic	Criteria	GB7 Assessment
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<b>SIGNIFICANT CONTRIBUTION</b> The principal function of the parcel is its role (in combination with Green Belt to the north and west) in preventing sprawl along the A243 corridor, along with contributing to the strategic separation of built up areas (Kingston upon Thames [Chessington] and Ashted/Leatherhead), and the prevention of broader encroachment into open countryside associated with incremental development.
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	Forms part of the northerly context to Malden Rushett.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/recreation	What is the degree of existing public access and/or provision of recreational facilities?	Public Bridleway passes through the southwest of the parcel. Public footpath along part of Chalky Lane to the northeast of the parcel.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Area of Archaeological Significance related to Park Farm.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Chessington Wood and some riparian trees are designated as a SINC of Grade I Borough Importance.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land within the parcel.
<b>MOL criteria (London Plan, Policy 7.17)</b>		

Appendix A: Parcel Assessments – GB7

Topic	Criteria	GB7 Assessment
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>LIMITED CONTRIBUTION</b> The parcel is detached from the built edge of the metropolitan area to the north.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>CONTRIBUTION</b> Contains part of a strategic walking and cycling route.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>SIGNIFICANT CONTRIBUTION</b> Contains Chessington Wood which is designated as a SINC of Grade I Borough Importance and part of an Area of Archaeological Significance west of Park Farm.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>CONTRIBUTION</b> Contains part of the Hogsmill River Strategic Corridor (All London Green Grid).
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>SIGNIFICANT CONTRIBUTION</b> The parcel makes a significant contribution to MOL purposes, reflecting the presence of biodiversity and recreational and Green Infrastructure assets.

**Parcel GB8 – land between Filby Road and Rushett Lane. Bounded to the west by Chalky Lane / field boundary running southwest from Acre Hill Farmhouse / the brook to the east of Green Lane / the edge of built development along Gilders Lane, Green View and Billockby Close. Bounded to the east by tree-lined and wooded field boundaries along the Epsom and Ewell Borough boundary.**

A farmland parcel comprising pastoral and arable fields, woodland and woodland belts, hedgerows with mature trees and garden grounds. A brook transects the parcel and is denoted by a narrow strip of riparian scrub and trees. Park Farmhouse and associated buildings form the only built development in the parcel. The landform falls from a high point to the south of the parcel to the north and towards the brook in the northwest of the parcel.



Appendix A: Parcel Assessments – GB8



Topic	Criteria	GB8 Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>In combination with land to the west and east, prevents the sprawl of the conurbation southeastwards into open countryside, containing the uncontained urban edge off Gilders Road in particular, but also off Rollesby Road.</p>
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>CONTRIBUTION</b></p> <p>In combination with land to the east, provides separation between Chessington and development at Horton Park Farm (Epsom) and more generally (in concert with surrounding Green Belt) to Ashted/Leatherhead to the south (parcels GB7 and GB1).</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>CONTRIBUTION</b></p> <p>The parcel helps to maintain the openness of the wider countryside in this location, preventing potential encroachment from development in adjacent parcels (GB9 to the west) and the urban edge to the north.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location, having no relationship with a Conservation Area.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>Given the suburban character of the built extent of Chessington there is unlikely to be an influence over urban regeneration.</p>

Appendix A: Parcel Assessments – GB8

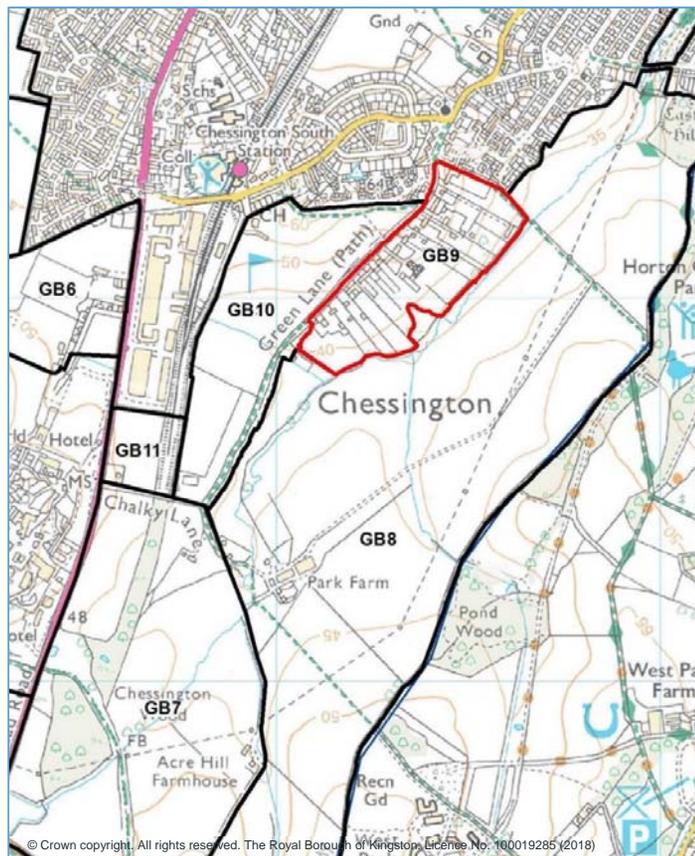
Topic	Criteria	GB8 Assessment
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<b>SIGNIFICANT CONTRIBUTION</b> Contributes to the containment of Chessington and strategically the London conurbation, in combination with land to the east (within Epsom and Ewell Borough) and west (parcels GB9, GB10 and GB11)
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	No direct relationship with a settlement.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Footpaths transect the parcel to the south of Park Farm and to the southeast of Green Lane. The Thames Down Link passes through the north of the parcel.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Areas of Archaeological Significance related to Park Farm, Hogsmill Valley and Castle Hill.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Local Nature Reserve and SINCs of Grade I Borough importance at Castle Hill and along the Hogsmill River.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land within the parcel.
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>CONTRIBUTION</b> The parcel adjoins the built edge of the metropolitan area to the north west.

**Appendix A: Parcel Assessments – GB8**

Topic	Criteria	GB8 Assessment
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<p><b>CONTRIBUTION</b></p> <p>Contains part of a strategic walking and cycling route along Green Lane.</p>
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Contains SINC's of Grade I Borough importance at Castle Hill and along the Hogsmill River and Areas of Archaeological Significance related to Park Farm, Hogsmill Valley and Castle Hill.</p>
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<p><b>CONTRIBUTION</b></p> <p>Contains part of the Hogsmill River Strategic Corridor (All London Green Grid).</p>
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>The parcel makes a significant contribution to MOL purposes, reflecting the presence of biodiversity, archaeological, recreational and Green Infrastructure assets.</p>

**Parcel GB9 – land to the east of Green Lane, between Green Lane and the Hogsmill River to the southeast, bounded to the northeast by a public footpath and to the southeast by the Hogsmill River and field boundary immediately beyond built development.**

A relatively compact parcel comprising a row of detached properties, a farmstead and business premises and gypsy and traveller pitches, with associated plots of land immediately to the south east of Green Lane. Substantial areas of dense mature woodland particularly adjacent to the watercourse which forms the south-eastern boundary. Landform generally falling towards the water course to the south east.





Topic	Criteria	GB9 Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Notwithstanding the developed character of the parcel, this is of generally low density which retains a sense of connection with open countryside to the east, visually and in land use. As such, and in combination with land to the east and west, the Green Belt helps prevent sprawl through the intensification of such development which would clear extend the urban edge southwards into open countryside.</p>
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p>	<p><b>CONTRIBUTION</b></p> <p>In combination with land to the east, provides separation between Chessington and development at Horton Park Farm (Epsom) and</p>

Appendix A: Parcel Assessments – GB9

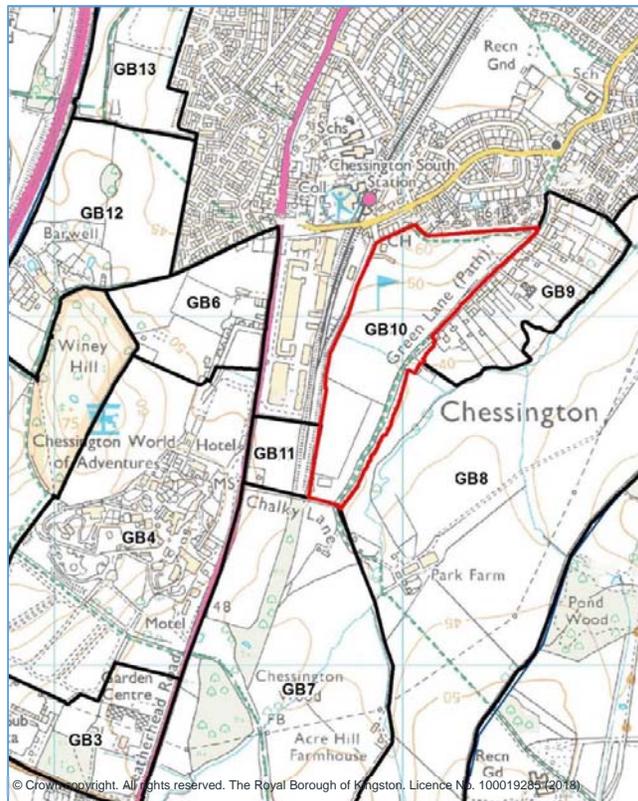
Topic	Criteria	GB9 Assessment
	What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?	more generally (in concert with surrounding Green Belt) to Ashtead/Leatherhead to the south.
To assist in safeguarding the countryside from encroachment	<b>Protect the openness of the countryside and its perceived rurality.</b> What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<b>CONTRIBUTION</b> Provides a semi-rural setting to the urban edge to the north and notwithstanding the presence of development, a degree of openness is maintained in the relationship between the substantial plots of the dwellings and wider countryside to the east (parcel GB8).
To preserve the setting and special character of historic towns	<b>Preserves the setting and character of an historic town.</b> What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	<b>LIMITED CONTRIBUTION</b> No role in this location, having no relationship with a Conservation Area.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?	<b>LIMITED CONTRIBUTION</b> Given the suburban character of the built extent of Chessington there is unlikely to be an influence over urban regeneration.
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<b>SIGNIFICANT CONTRIBUTION</b> In combination with adjacent parcels (GB10 and GB8), contains the southerly edge of the conurbation at Chessington, helping to maintain a distinction between the built-up area and the wider open countryside.
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	No direct relationship with a settlement.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		

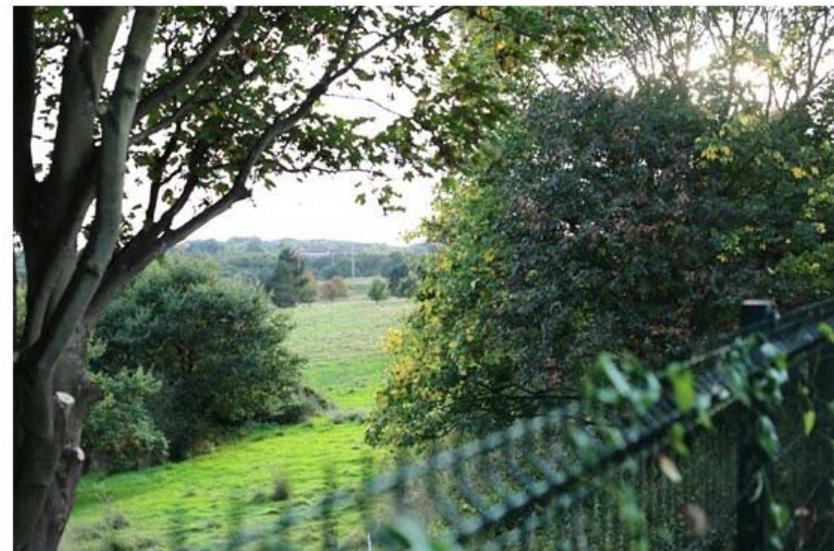
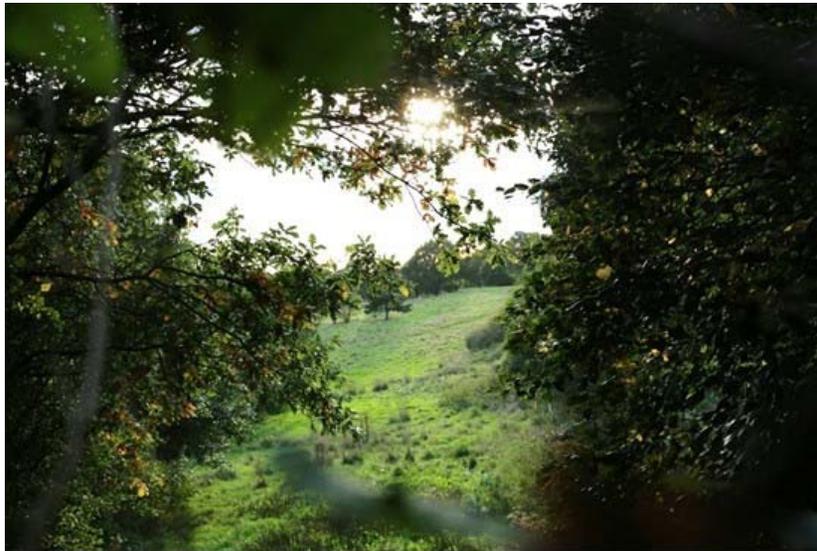
Appendix A: Parcel Assessments – GB9

Topic	Criteria	GB9 Assessment
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Limited access within the parcel. Public footpath along Green Lane to the west of the parcel, and from Green Lane heading southeast to the north of the parcel.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Not part of the setting of a sensitive landscape.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Site of Importance for Nature Conservation in woodland adjacent to the waterbody.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land within the parcel.
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>CONTRIBUTION</b> The parcel adjoins the built edge of the metropolitan area to the north.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>CONTRIBUTION</b> Contains part of a strategic walking and cycling route along Green Lane.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>CONTRIBUTION</b> Adjacent to a SINC of Grade I Borough importance along the Hogsmill River and contains part of an Area of Archaeological Significance related to Park Farm, Hogsmill Valley and Castle Hill.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>CONTRIBUTION</b> Adjacent to the Hogsmill River Strategic Corridor (All London Green Grid).
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>CONTRIBUTION</b> The parcel makes a contribution to MOL purposes, reflecting the presence of biodiversity, archaeological, recreational and Green Infrastructure assets.

**Parcel GB10 – land to the west of Green Lane, between Green Lane and industrial units / rail line to the west, bounded to the northeast by built development along Garrison Lane, Selby Close and Hunting Gate House and to the south by Chalky Lane.**

A linear parcel comprising two areas of recreational land, with an area of mature woodland between. Mature trees mark the boundary of the open recreational areas which consist of a golf course and driving green to the north and football pitches to the south. Artificial ponds are located in the golf centre and a brook crosses through the wooded area. Development includes a stadium and car parking areas. From the north of the parcel, the landform generally falls south towards the brook in the central wooded area, beyond this the landform flattens to form the level football pitches.





Topic	Criteria	GB10 Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Notwithstanding the degree of enclosure of the land, bounded by Green Lane to the east and Chalky Lane to the south, the parcel nevertheless contains unbounded development to the south of Garrison Lane and Hunting Gate Drive. As such it complements, strategically, land to the east (parcels GB8 and GB9) and west (GB11) which contain the southern edge of the conurbation at Chessington.</p>
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p>	<p><b>CONTRIBUTION</b></p> <p>In combination with land to the east, provides separation between Chessington and development at Horton Park Farm (Epsom) and</p>

Appendix A: Parcel Assessments – GB10

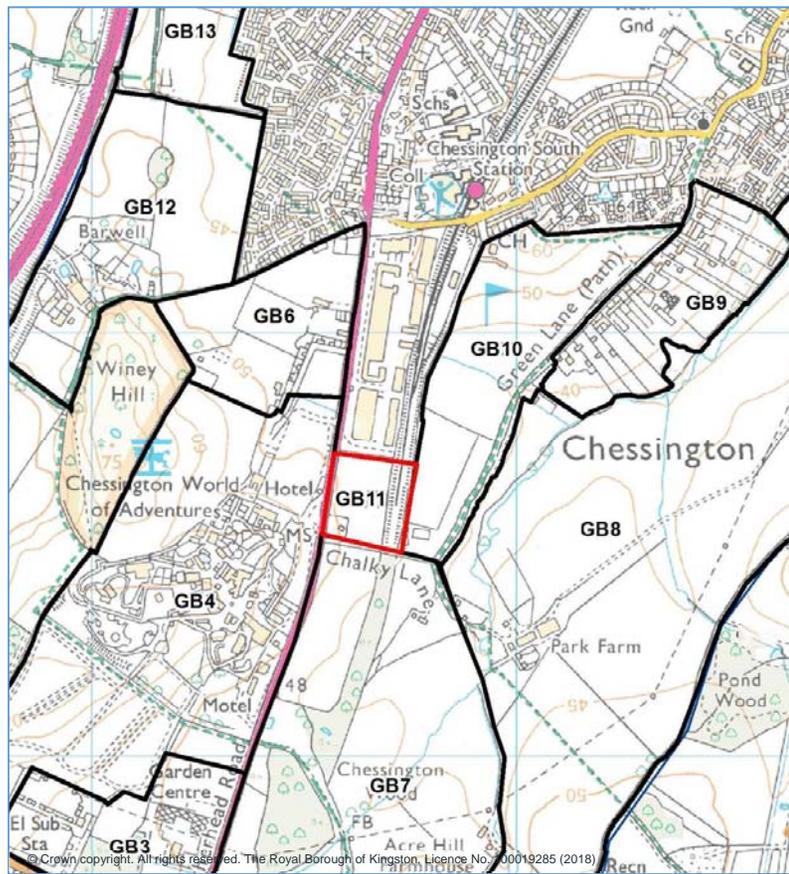
Topic	Criteria	GB10 Assessment
	What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?	more generally (in concert with surrounding Green Belt) to Ashted/Leatherhead to the south.
To assist in safeguarding the countryside from encroachment	<b>Protect the openness of the countryside and its perceived rurality.</b> What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<b>CONTRIBUTION</b> Provides an open and semi-rural setting to the conurbation immediately to the north at Hunting Gate Drive and to the west at the Barwell Business Park. The parcel is largely visually enclosed by dense vegetation and only glimpsed views across are available from the footpath on elevated the northern boundary.
To preserve the setting and special character of historic towns	<b>Preserves the setting and character of an historic town.</b> What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	<b>LIMITED CONTRIBUTION</b> No role in this location, having no relationship with a Conservation Area.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?	<b>LIMITED CONTRIBUTION</b> Given the suburban character of the built extent of Chessington there is unlikely to be an influence over urban regeneration.
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<b>SIGNIFICANT CONTRIBUTION</b> Makes a significant contribution to the containment of the conurbation, in combination with land to the east and west. Provides a semi-rural setting to the edge of the conurbation at Chessington and contributes to the strategic separation of towns (Kingston upon Thames, Ashted/Leatherhead and Epsom) in combination with land to the south/southeast.
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	No direct relationship with a settlement.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		

Appendix A: Parcel Assessments – GB10

Topic	Criteria	GB10 Assessment
Current public access and opportunities to provide access/recreation	What is the degree of existing public access and/or provision of recreational facilities?	Football pitches are accessible to paying public and members. Public footpath passes through the north of the parcel.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Not part of the setting of a sensitive landscape.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Site of Importance for Nature Conservation in woodland towards the centre of the parcel, extending south along Green Lane. A further SINC is located in a woodland belt to the west of the football ground.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land within the parcel.
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>CONTRIBUTION</b> The parcel adjoins the built edge of the metropolitan area to the north.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>CONTRIBUTION</b> Contains part of a strategic walking and cycling route along Green Lane.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>CONTRIBUTION</b> Adjacent to and contains a SINC of Grade II Borough importance.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>LIMITED CONTRIBUTION</b> Not part of a network of Green Infrastructure.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>CONTRIBUTION</b> The parcel makes a contribution to MOL purposes, reflecting the presence of biodiversity and recreational assets

**Parcel GB11 – land to the north of Chalky Lane, between Leatherhead Road and the railway embankment, bounded to the north by Barwell Business Park.**

A compact parcel comprising open pastoral fields, with belts of mature mixed woodland to the north and west boundaries, and deciduous woodland on the rail embankment to the east. A tall deciduous hedge forms the boundary to the south with occasional mature trees, and scattered scrub is found within field to the north. A detached house and garden grounds is located to the southwest of the parcel. Although the parcel is generally flat, the rail embankment to the west is relatively steep providing a sense of containment. Views are mainly internal.





Appendix A: Parcel Assessment – GB11

Topic	Criteria	GB11 Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Strategically helps to check the spread of development along the A243 Leatherhead Road, complementing land to the west and south. Despite being relatively small and strongly bounded, physically and visually on all sides, the parcel, in combination with adjacent Green Belt (parcels GB9, GB10, GB8 and GB7 and land to the west of the A243), forms part wider Green Belt to the south of Chessington and in turn the edge of the built extent of the conurbation.</p>
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>CONTRIBUTION</b></p> <p>In combination with land to the east, provides separation between Chessington and development at Horton Park Farm (Epsom) and more generally (in concert with surrounding Green Belt) to Ashted/Leatherhead to the south.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>CONTRIBUTION</b></p> <p>Contributes to maintaining the general openness of the countryside in this location, complementing land immediately to the east.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location, having no relationship with a Conservation Area.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location, by virtue of its size and relationship with the suburban edge of Chessington.</p>

Appendix A: Parcel Assessment – GB11

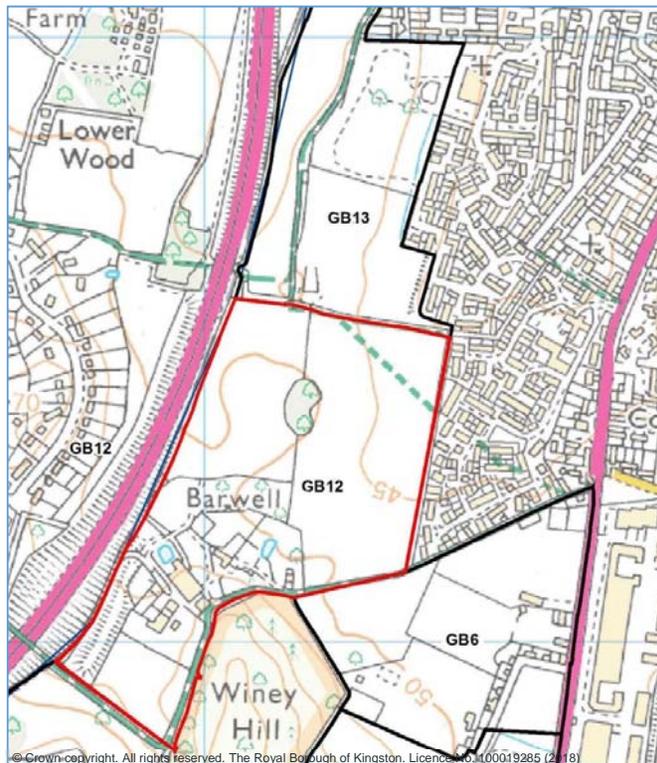
Topic	Criteria	GB11 Assessment
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<b>SIGNIFICANT CONTRIBUTION</b> Makes a significant contribution to containing potential sprawl from the urban edge at Chessington (Barwell Business Park) to the north, complementing land immediately to the south in particular, and contributes to the strategic separation of towns (Kingston upon Thames, Ashted/Leatherhead and Epsom) in combination with land to the south/southeast.
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	Forms the southerly context of Chessington. Green Belt to the west, south and east.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Private land with grazing for horses.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Not part of the setting of a sensitive landscape.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Site of Importance for Nature Conservation in woodland belt to the east of the parcel, to the south of the rail embankment.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land within the parcel.
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>CONTRIBUTION</b> The parcel forms the southern edge of the built-up area of London.

**Appendix A: Parcel Assessment – GB11**

Topic	Criteria	GB11 Assessment
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel does not contain any strategic recreational facilities.</p>
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel does not contain any features of Metropolitan value.</p>
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel is not part of a network of Green Infrastructure.</p>
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<p><b>CONTRIBUTION</b></p> <p>The parcel makes an overall contribution to MOL criteria, reflecting its location adjacent to the built edge of the Metropolitan area.</p>

**Parcel GB12 – land to the north of Winey Hill, between Barwell Lane and the public footpath to the west of Woodall Close, bounded to the west by the A3 and the east by a paved access road adjacent to built development along Nigel Fisher Way, Orchid Close and Woodall Close.**

A relatively compact parcel comprising irregular open pastoral fields, with a central clump of mature woodland and a woodland strip to the southwest of the parcel. Some hedgerows form field boundaries and define the edges of the parcel. Built development is located to the south of the parcel and comprises a large detached farmhouse and several scattered detached and terraced cottages with garden grounds containing mature specimen trees and hedgerows. A variety of stables, barns and livery buildings surround the dwellings. The parcel is located on the lower northern slopes of Winey Hill with the landform falling to the northeast in the northern half of the parcel and to the west in the southern half. Views from settlement edge are relatively open above tall hedgerows but short range due to the rising landform.



Appendix A: Parcel Assessment – GB12



Topic	Criteria	GB12 Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Part of wider land to the north (parcels GB13 to GB16) containing the weakly bounded edge of the conurbation at Chessington/Hook, preventing the westward expansion of the conurbation (notwithstanding the substantial boundary of the A3).</p>
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Forms a substantial part of the gap between Kingston upon Thames (Chessington) and Claygate, notwithstanding the presence of the A3. To a lesser degree, in combination with Green Belt to the south (parcel GB5 and Green Belt in Elmbridge District) the parcel contributes to maintaining the separation between Kingston upon Thames (Chessington) and Oxshott.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>CONTRIBUTION</b></p> <p>Maintains the open character of the land to the southwest of Chessington.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location, having no relationship with a Conservation Area.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location, by virtue of its size and relationship with the suburban edge of Chessington.</p>

Appendix A: Parcel Assessment – GB12

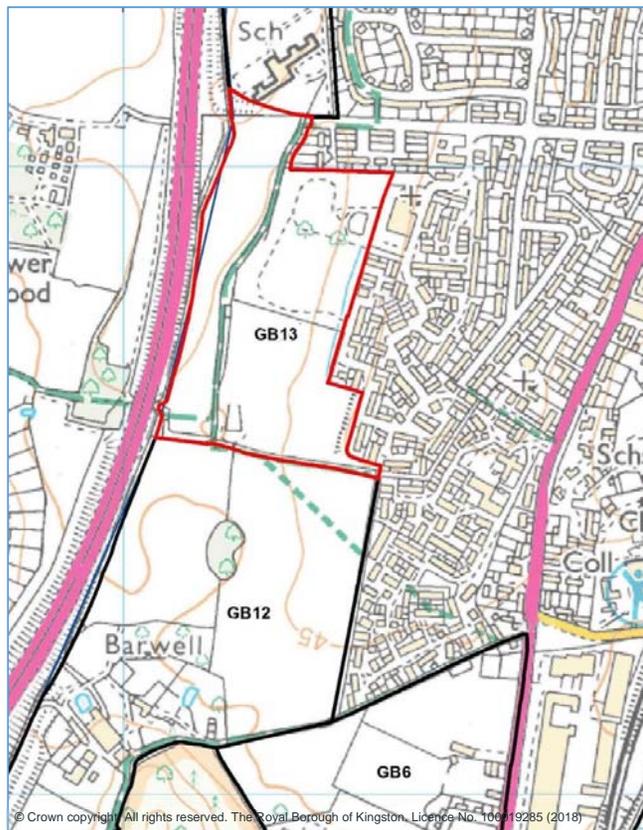
Topic	Criteria	GB12 Assessment
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<b>SIGNIFICANT CONTRIBUTION</b> In combination with land to the north, contains the edge of the conurbation at Chessington, also forming the majority of the strategic gap between Kingston upon Thames (Chessington) and Claygate and to a lesser degree Kingston upon Thames (Chessington) and Oxshott.
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	No relationship with a separate settlement.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Footpaths to the north and south of the parcel. Livery / riding school and restaurant located within the parcel.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	The farmhouse and surrounding buildings are part of an Area of Archaeological Significance.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Site of Importance for Nature Conservation along the footpath to the north of the parcel.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land within the parcel.
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>CONTRIBUTION</b> The parcel forms part of the south western edge of the built-up area of London.

**Appendix A: Parcel Assessment – GB12**

Topic	Criteria	GB12 Assessment
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel does not contain any strategic recreational facilities.</p>
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<p><b>CONTRIBUTION</b></p> <p>The parcel contains an Area of Archaeological Significance centred on Barwell Court Farm.</p>
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel is not part of a network of Green Infrastructure.</p>
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<p><b>CONTRIBUTION</b></p> <p>The parcel makes an overall contribution to MOL criteria, reflecting its location adjacent to the built edge of the Metropolitan area and presence of an Area of Archaeological Significance.</p>

**Parcel GB13 – land between the A3 and built development along Merritt Gardens / Coppard Gardens, bounded to the south by the public footpath to the west of Woodall Close and the north by a field and woodland boundary west of Mansfield Road.**

A compact parcel comprising a mixture of recreational, pastoral and arable fields, with mature woodland belts bounding the fields and clumps of semi-mature and mature trees, as well as avenues of trees in recreational areas and areas of scrub to the south. Built development is located within the recreational area and comprises a paved path and children's play area. A low mound spans the centre of the field with the landform falling away to the east and west. Views from settlement edge are relatively open but short range due to the rising landform.



Appendix A: Parcel Assessment – GB13



Topic	Criteria	GB13 Assessment
<p><b>NPPF Purposes of the Green Belt</b></p>		
<p>To check the unrestricted sprawl of large built up areas</p>	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></p>	<p><b>CONTRIBUTION</b> Part of wider land to the north (parcels GB14 to GB16) and south (parcel GB12) containing the weakly</p>

Appendix A: Parcel Assessment – GB13

Topic	Criteria	GB13 Assessment
	What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	bounded edge of the conurbation at Chessington/Hook, preventing the westward expansion of the conurbation (notwithstanding the substantial boundary of the A3).
To prevent neighbouring towns from merging into one another	<b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b> What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?	<b>SIGNIFICANT CONTRIBUTION</b> Forms part of the gap between Kingston upon Thames (Chessington) and Claygate, notwithstanding the presence of the A3.
To assist in safeguarding the countryside from encroachment	<b>Protect the openness of the countryside and its perceived rurality.</b> What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<b>CONTRIBUTION</b> The parcel contributes to maintaining the open character of the land to the west of Chessington.
To preserve the setting and special character of historic towns	<b>Preserves the setting and character of an historic town.</b> What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	<b>LIMITED CONTRIBUTION</b> No role in this location, having no relationship with a Conservation Area.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?	<b>LIMITED CONTRIBUTION</b> No role in this location, by virtue of its size and relationship with the suburban edge of Chessington.
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<b>SIGNIFICANT CONTRIBUTION</b> In combination with adjacent parcels to north and south contains the largely unbounded edge of the conurbation at Chessington. As part of broader area of Green Belt to the west, provides part of the strategic gap between Kingston upon Thames (Chessington/Hook) and Claygate.
<b>Local Role of the Green Belt</b>		

**Appendix A: Parcel Assessment – GB13**

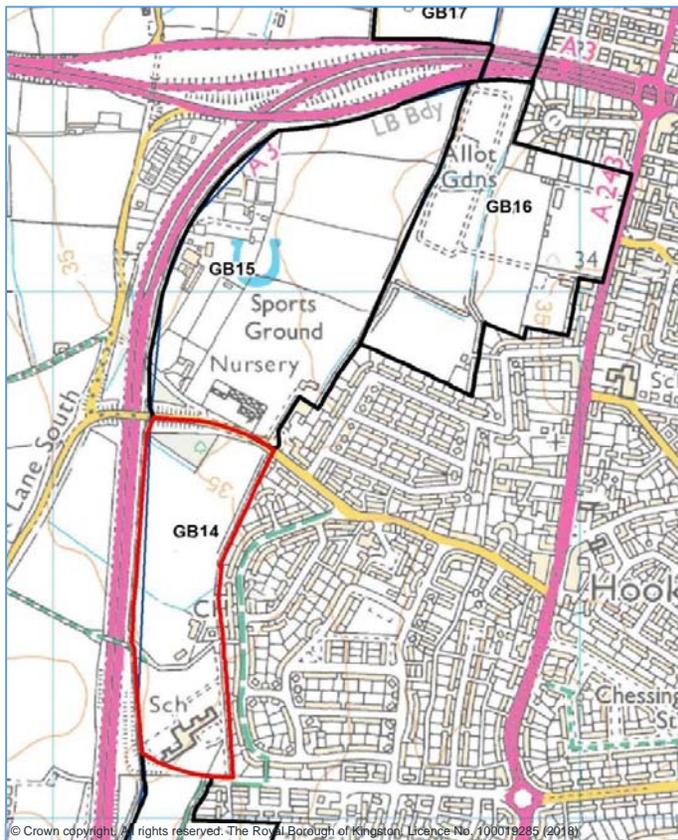
Topic	Criteria	GB13 Assessment
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	No relationship with a separate settlement.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Recreation area fully accessible to the public. Footpaths to the south and through the centre of the parcel. Arable field is not publicly accessible.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Area of Archaeological Significance to the southeast of the parcel.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Site of Importance for Nature Conservation along the footpath to the south of the parcel.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land within the parcel.
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>CONTRIBUTION</b> The parcel forms part of the south western edge of the built-up area of London.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>LIMITED CONTRIBUTION</b> The parcel does not contain any strategic recreational facilities.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>LIMITED CONTRIBUTION</b> The parcel does not contain any features of Metropolitan value.

**Appendix A: Parcel Assessment – GB13**

Topic	Criteria	GB13 Assessment
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel is not part of a network of Green Infrastructure.</p>
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<p><b>CONTRIBUTION</b></p> <p>The parcel makes an overall contribution to MOL criteria, reflecting its location adjacent to the built edge of the Metropolitan area.</p>

**Parcel GB14 – land between the A3 and built development along Devon Way / Beverley Close, bounded to the south by a field and woodland boundary west of Mansfield Road and to the north by Clayton Road.**

A compact, linear parcel comprising a mixture of recreational and pastoral fields, with mature woodland belt to the west of the parcel and woodland areas to the south and north of the parcel. Mature trees are also found in the recreational areas and along the housing boundary to the east. There is a field drain and watercourse along the eastern edge of the parcel. Built development is located to the south of the parcel and comprises a primary school and youth centre. The landform falls gently away to the northeast with a bund created to the west of the parcel to help screen the A3. Views are generally restricted by surrounding vegetation.





Topic	Criteria	GB14 Assessment
<p><b>NPPF Purposes of the Green Belt</b></p>		
<p>To check the unrestricted sprawl of large built up areas</p>	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p><b>CONTRIBUTION</b></p> <p>Part of wider land to the north (parcels GB15 and GB16) and south (parcels GB12 and GB13) containing the weakly bounded edge of the conurbation at Chessington/Hook, and maintaining open land (notwithstanding the substantial boundary of the A3).</p>

Appendix A: Parcel Assessments – GB14

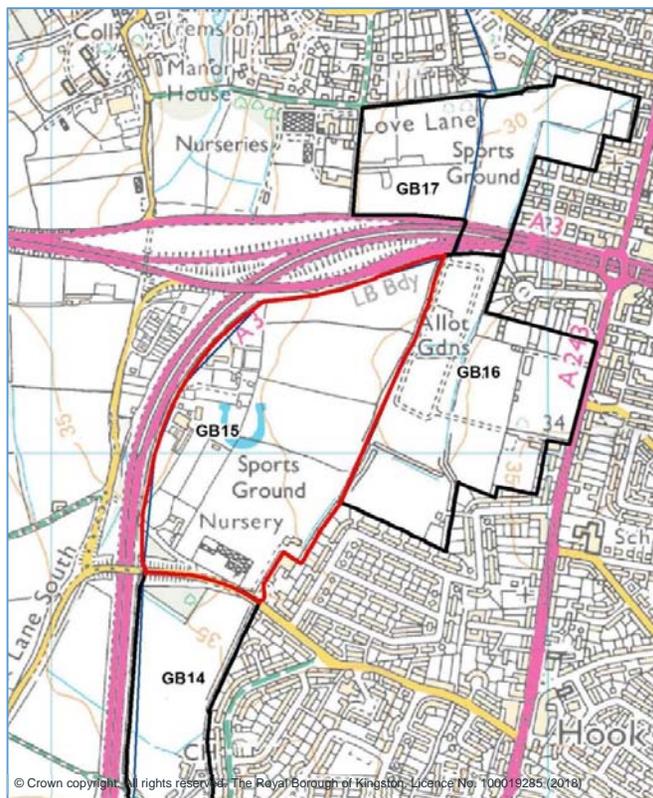
Topic	Criteria	GB14 Assessment
To prevent neighbouring towns from merging into one another	<b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b> What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?	<b>CONTRIBUTION</b> Part of the strategic gap between Kingston upon Thames (Hook) and Claygate, acting in concert with Green Belt to the south (parcels GB13 and GB12).
To assist in safeguarding the countryside from encroachment	<b>Protect the openness of the countryside and its perceived rurality.</b> What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<b>CONTRIBUTION</b> The parcel contributes to maintaining the open character of the land to the west of Hook.
To preserve the setting and special character of historic towns	<b>Preserves the setting and character of an historic town.</b> What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	<b>LIMITED CONTRIBUTION</b> No role in this location, having no relationship with a Conservation Area.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?	<b>LIMITED CONTRIBUTION</b> No role in this location, by virtue of its size and relationship with the suburban edge of Hook.
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<b>CONTRIBUTION</b> Contributes to the containment of the conurbation at Hook as part of broader area of Green Belt to the west of the conurbation in this location. Provides part of the buffer between Chessington/Hook and Claygat in combination with land to the south.
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	No relationship with a separate settlement.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		

Appendix A: Parcel Assessments – GB14

Topic	Criteria	GB14 Assessment
Current public access and opportunities to provide access/recreation	What is the degree of existing public access and/or provision of recreational facilities?	Recreation areas are publicly accessible and are associated with the school and youth centre. Agricultural fields are not publicly accessible.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Not part of the setting of a sensitive landscape.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Site of Importance for Nature Conservation in Withy Bed woodland to the north of the parcel.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land within the parcel.
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>CONTRIBUTION</b> The parcel forms part of the southwestern edge of the built-up area of London.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>LIMITED CONTRIBUTION</b> The parcel does not contain any strategic recreational facilities.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>LIMITED CONTRIBUTION</b> The parcel does not contain any features of Metropolitan value.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>LIMITED CONTRIBUTION</b> The parcel is not part of a network of Green Infrastructure.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>CONTRIBUTION</b> The parcel makes an overall contribution to MOL criteria, reflecting its location adjacent to the built edge of the Metropolitan area.

**Parcel GB15 – land between the A3 and field boundaries extending northeast from Oaklands Close, bounded to the south by Clayton Road and to the north by the A309 Kingston Bypass.**

A parcel comprising large pastoral fields, sports ground and industrial / commercial development which also include over 30 mobile homes. Large fields to the east of the parcel are generally open and bounded by a mixture of mature trees and mature trees with hedgerow. There is some additional screening planting to the north of the parcel along the A309 embankment. Commercial development is located to the west and south of the parcel and comprises a livery and riding school with stabling and large indoor and outdoor facilities, commercial warehouses and hardstanding areas for cars and commercial vehicles, and a scrap metal facility. The landform falls gently to the east. Views are generally open across the parcel and are intruded by road infrastructure and built development.





Topic	Criteria	GB15 Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p><b>CONTRIBUTION</b></p> <p>Development of various kinds is present within the parcel but in combination with land to the south (parcels GB13 and GB14) and east (parcel GB16), helps to contain the edge of the conurbation at Hook which is largely unbounded.</p>
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No clear strategic function as the land does not lie between towns. Locally the Green Belt contributes to maintaining a buffer between Hook and Thames Ditton, notwithstanding the presence of the A309/A3 corridor.</p>

Appendix A: Parcel Assessments – GB15

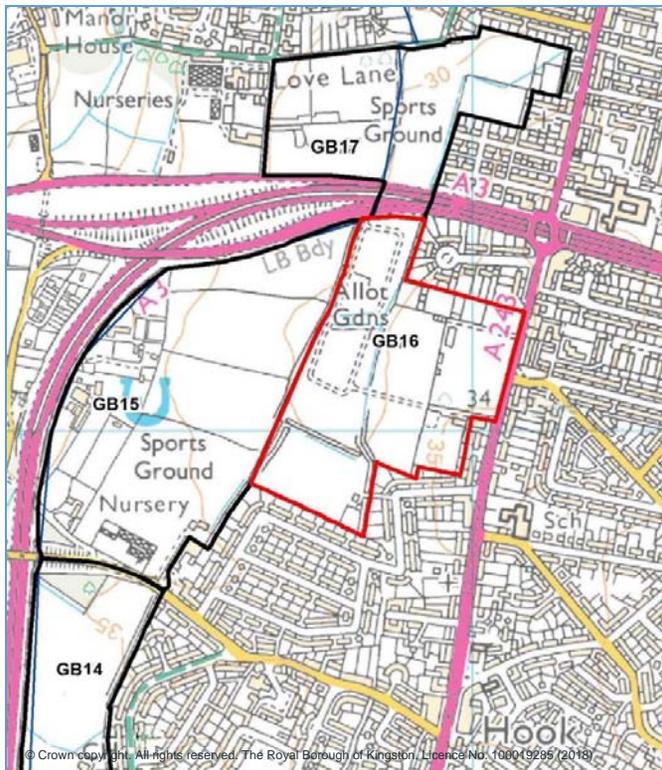
Topic	Criteria	GB15 Assessment
To assist in safeguarding the countryside from encroachment	<b>Protect the openness of the countryside and its perceived rurality.</b> What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<b>CONTRIBUTION</b> Notwithstanding the substantial amount of development, the parcel contributes to maintaining the largely open character of the land to the west of Hook.
To preserve the setting and special character of historic towns	<b>Preserves the setting and character of an historic town.</b> What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	<b>LIMITED CONTRIBUTION</b> No role in this location, having no relationship with a Conservation Area.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?	<b>LIMITED CONTRIBUTION</b> No role in this location, by virtue of its size and relationship with the suburban edge of Hook.
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<b>CONTRIBUTION</b> Contributes to the containment of Hook / Chessington as part of broader area of green Belt to the west towards Esher and Claygate. Provides a buffer between Hook and Surbiton/Long Ditton.
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	No relationship with a separate settlement.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Riding school and commercial premises are accessible to the public. Fields to the south marked as 'Sports Ground' on OS mapping.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Not part of the setting of a sensitive landscape.

Appendix A: Parcel Assessments – GB15

Topic	Criteria	GB15 Assessment
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No national or local biodiversity designations within the parcel.
Improving derelict and damaged land	Is there any derelict land in the parcel?	Some of the commercial areas, although utilised for commercial use, have the appearance of semi-derelict land.
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>CONTRIBUTION</b> The parcel forms part of the southwestern edge of the built-up area of London.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>LIMITED CONTRIBUTION</b> The parcel does not contain any strategic recreational facilities.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>LIMITED CONTRIBUTION</b> The parcel does not contain any features of Metropolitan value.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>LIMITED CONTRIBUTION</b> The parcel is not part of a network of Green Infrastructure.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>CONTRIBUTION</b> The parcel makes an overall contribution to MOL criteria, reflecting its location adjacent to the built edge of the Metropolitan area.

**Parcel GB16 – land between field boundaries extending northeast from Oaklands Close and built development along Somerset Avenue, Hook Road and Kelvin Grove, bounded to the south by Clayton Road and to the north by the A309 / A3 Kingston Bypass.**

A parcel comprising several small and medium size fields and a linear allotment area. Fields within the parcel are mainly utilised for recreation with sports pitches and amenity grassland. The allotment area to the northwest of the parcel is divided into allotment plots to the south and woodland to the north which has been allowed to naturalise and comprises scrub, mature and semi-mature woodland. Mature trees mark the boundaries of the smaller recreational fields. Drainage ditches skirt the allotment area which is the lowest point in the parcel. Built development within the parcel comprises pavilions, surfaced tennis courts, a children’s play area and car parking. The landform is generally flat with a slight fall towards the allotment area from the southeast. Views are open across recreation areas, but contained by surrounding trees.





Appendix A: Parcel Assessments – GB16

Topic	Criteria	GB16 Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p><b>CONTRIBUTION</b></p> <p>In combination with land to the south (parcels GB13 and GB14) and east (parcel GB16), contains the edge of the conurbation at Hook which is largely unbounded.</p>
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No clear strategic function as the land does not lie between towns. Locally the Green Belt contributes to maintaining a buffer between Hook and Thames Ditton, notwithstanding the presence of the A309/A3 corridor.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>CONTRIBUTION</b></p> <p>The parcel contributes to maintaining the largely open character of the land to the west of Hook.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location, having no relationship with a Conservation Area.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location, by virtue of its size and relationship with the suburban edge of Hook.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p><b>CONTRIBUTION</b></p> <p>In combination with land to the west, contributes to the containment of the edge of the conurbation, as well as being part of the broader</p>

Appendix A: Parcel Assessments – GB16

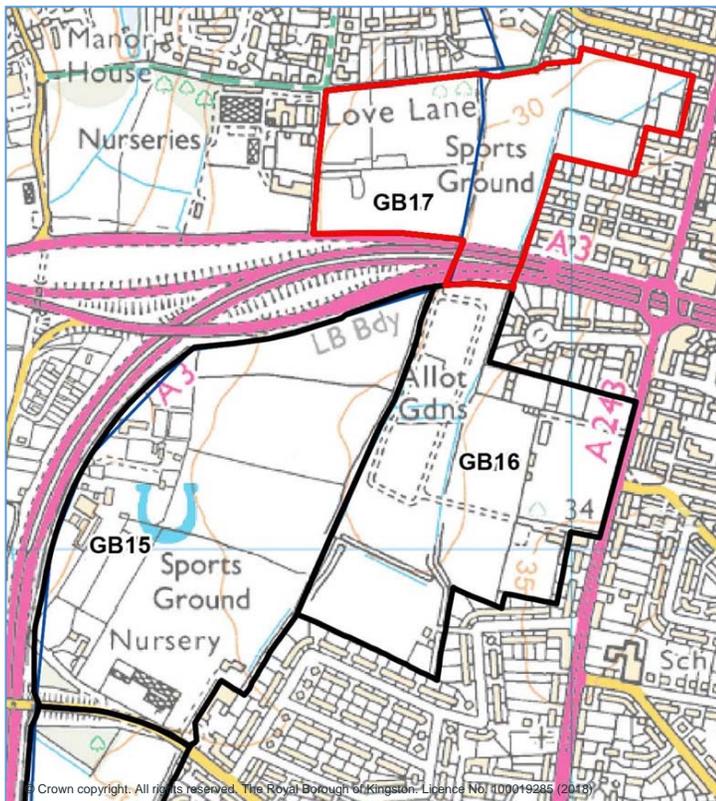
Topic	Criteria	GB16 Assessment
		Green Belt which maintains separation between Hook and Surbiton/Southborough.
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	No relationship with a separate settlement.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/recreation	What is the degree of existing public access and/or provision of recreational facilities?	Recreational areas accessible to the public and members of clubs. Allotments accessible to members of the local community.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Not part of the setting of a sensitive landscape.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Site of Importance for Nature Conservation in the northern half of the former allotment area.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land within the parcel.
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>CONTRIBUTION</b> The parcel forms part of the southwestern edge of the built-up area of London.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>LIMITED CONTRIBUTION</b> The parcel does not contain any strategic recreational facilities.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>LIMITED CONTRIBUTION</b> The parcel does not contain any features of Metropolitan value.

**Appendix A: Parcel Assessments – GB16**

Topic	Criteria	GB16 Assessment
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel is not part of a network of Green Infrastructure.</p>
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<p><b>CONTRIBUTION</b></p> <p>The parcel makes an overall contribution to MOL criteria, reflecting its location adjacent to the built edge of the Metropolitan area.</p>

**Parcel GB17 – land north of the A3 between the A3 and built development along Love Lane / Herne Road, bounded to the west by a wooded field boundary south of Love Lane, and to the east by built development along Haycroft Road / Gladstone Road / Brook Road/ Hook Road.**

A relatively compact parcel comprising several small and medium sized recreational and amenity fields. Sports pitches and amenity grassland are situated in fields to the north and east with some scrub areas to the south adjacent to the bypass. Mature trees and scrub mark the field boundaries and follow the drainage ditches which are located along field boundary to the east, cutting diagonally through the northeast of the parcel. Built development within the parcel includes surfaced sports courts to the northeast of the parcel. The landform gently falls toward the centre of the parcel. Views are open across recreation areas, but contained by surrounding trees.



Appendix A: Parcel Assessments – GB17



Topic	Criteria	GB17 Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p><b>CONTRIBUTION</b></p> <p>In combination with open land to the west within Elmbridge Borough, the parcel helps to contain the unbounded built edge at Haycroft / Gladstone Road / Brook Road, and also along Herne Road. This role includes land up to and beyond Woodstock Lane North. The presence of the A309 as a southern boundary to the parcel and wider area of land is noted.</p>
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No clear strategic role being clearly bounded by the A309/A3 corridor to the south. Locally, the parcel helps to maintain a buffer between the built edge of Southborough and Long Ditton to the A3/A309 corridor.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>CONTRIBUTION</b></p> <p>Despite the presence of the A309 acting as a strong division between this land and the wider countryside on either side of the A3 to the south, the land maintains a degree of openness and quality of open countryside to the south of Southborough. This quality is enhanced when considered in combination with Green Belt land to the west across Summerfield Lane and Woodstock Lane North.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>CONTRIBUTION</b></p> <p>Forms part of the southern context for the Southborough Conservation Area which is located to the north of Love Lane/Herne Lane to the north.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location, by virtue of its size and relationship with the suburban edge of Southborough.</p>

Appendix A: Parcel Assessments – GB17

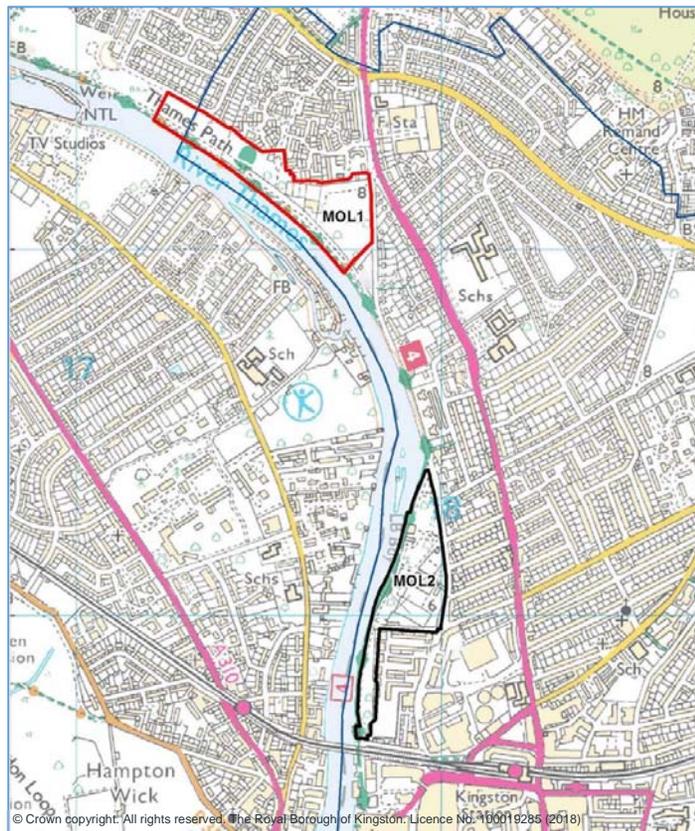
Topic	Criteria	GB17 Assessment
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<p><b>CONTRIBUTION</b></p> <p>Contributes to the containment of Southborough as part of broader area of Green Belt to the south and provides an open semi-rural settlement edge, particularly in combination with open land to the west within Elmbridge Borough, albeit contained to the south by the A309 corridor. The strong physical and functional connection between this parcel and the land to the west (extending across Summerfield Lane and Woodstock Lane North) means that this tract of Green Belt needs to be considered as a whole and cannot be readily subdivided. Development of land to west would significantly limit the Green Belt role of the parcel of land.</p>
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	No relationship with a separate settlement.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Recreational areas, which are possibly publicly accessible. Public Right of Way (Love Lane) along part of northern edge.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Forms part of the setting to Southborough Conservation Area.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No national or local biodiversity designations within the parcel.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land within the parcel.
<b>MOL criteria (London Plan, Policy 7.17)</b>		

Appendix A: Parcel Assessments – GB17

Topic	Criteria	GB17 Assessment
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>CONTRIBUTION</b> The parcel forms part of the southwestern edge of the built-up area of London.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>LIMITED CONTRIBUTION</b> The parcel does not contain any strategic recreational facilities.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>LIMITED CONTRIBUTION</b> The parcel does not contain any features of Metropolitan value.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>LIMITED CONTRIBUTION</b> The parcel is not part of a network of Green Infrastructure.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>CONTRIBUTION</b> The parcel makes an overall contribution to MOL criteria, reflecting its location adjacent to the built edge of the Metropolitan area.

## Parcel MOL1 – land to the northwest of the River Thames, south of Burnell Avenue, southeast of Teddington Lock

Comprising a linear strip of riverside parkland directly adjoining the River Thames. Vegetation cover includes a mix of amenity grassland, scrub and mature trees and the parcel is bisected by several formal and informal paths/cycleways including the Thames Path National Trail. The landscape is flat and largely devoid of built development apart from the Hawker Centre and associated recreational facilities and some small-scale play facilities. Views within the parcel are often limited by mature vegetation cover but there are views towards the Thames from the neighbouring residential areas and some longer range views along the River from the riverside path.



Appendix A: Parcel Assessments - MOL1



Appendix A: Parcel Assessments - MOL1

Topic	Criteria	MOL1 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>SIGNIFICANT CONTRIBUTION</b> Clearly separate open space which is part of the River Thames landscape, providing context for the River and adjoining development.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>SIGNIFICANT CONTRIBUTION</b> Thames Path National Trail runs through, a strategically significant recreational resource.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>SIGNIFICANT CONTRIBUTION</b> Wholly contained within the Thames-side Strategic Area of Special Character (Borough designated) relating to an asset of Metropolitan value. Contains part of a SINC associated with the River Thames.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>SIGNIFICANT CONTRIBUTION</b> Part of a Green Chain (Borough designated). Contains part of a SINC associated with the River Thames.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>SIGNIFICANT CONTRIBUTION</b> Makes a Significant Contribution to all MOL criteria, containing a variety of assets of local and London-wide importance.
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b>  What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	<b>CONTRIBUTION</b> Whilst the River Thames acts as a natural western boundary, the land contains unbounded development to the northeast. Connected physically to wider open land to the northwest opposite Teddington Lock.

Appendix A: Parcel Assessments - MOL1

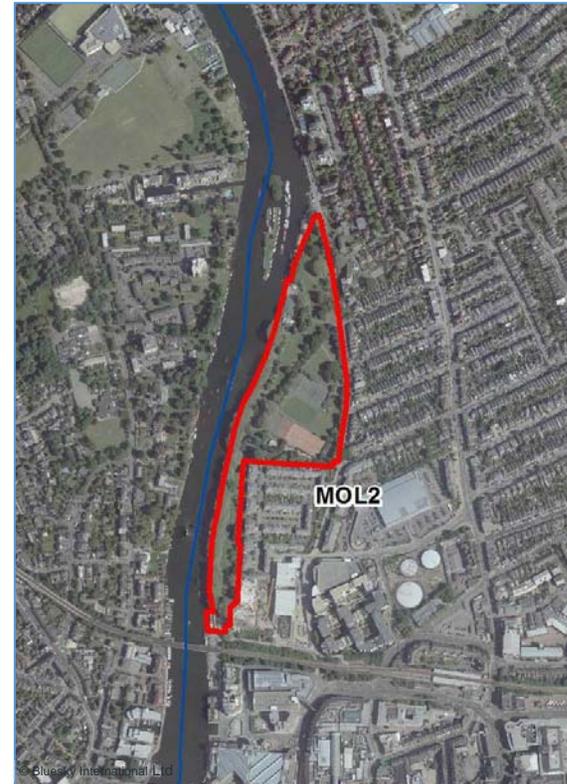
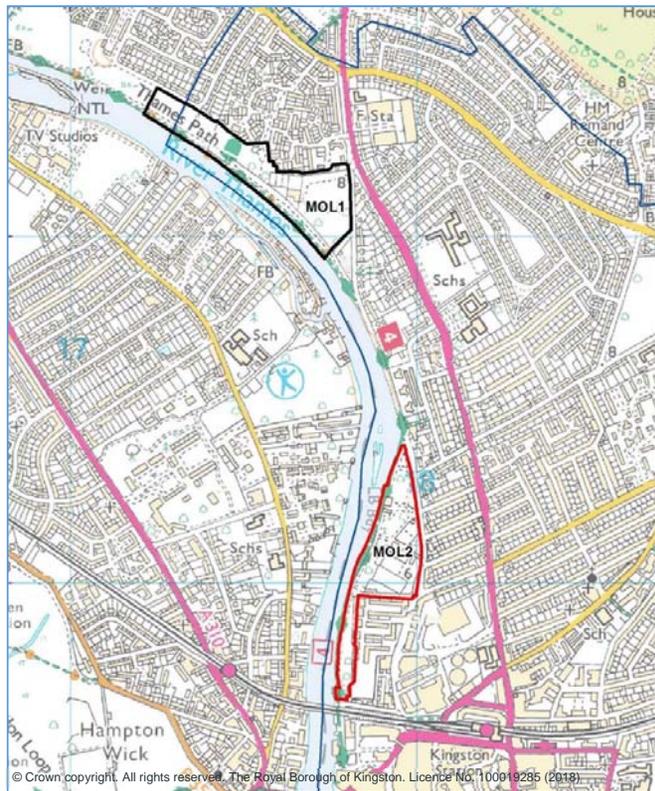
<p>To prevent neighbouring towns from merging into one another</p>	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>CONTRIBUTION</b></p> <p>Generally helps to maintain the separation between development to the northeast and southeast of the River Thames. Although the River Thames itself is a strong boundary, development of this parcel would result in visual coalescence with development to the south west of the River Thames at Teddington.</p>
<p>To assist in safeguarding the countryside from encroachment</p>	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>CONTRIBUTION</b></p> <p>This parcel comprises managed informal open space rather than countryside but provides a strong green buffer between built development and the Thames. There is no built development in the parcel. Boundaries are generally clear and robust.</p>
<p>To preserve the setting and special character of historic towns</p>	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>The parcel is entirely covered by, and forms part of, the wider Riverside North Conservation Area making a significant contribution to its open character because of the parcel's scale and location.</p>
<p>To assist in urban regeneration by encouraging the recycling of derelict and other urban land</p>	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No evidence of a role because of the small scale of the parcel and its location where there is no evidence of a need for regeneration.</p>
<p>Overall Assessment of Contribution to Green Belt Purposes</p>	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Provides part of the setting for the River Thames (Riverside North Conservation Area) and buffer between the River and built development. This is the south eastern extent of a larger green wedge which provides local separation and sense of openness between Ham and Teddington.</p>
<p><b>Local Role of the Green Belt</b></p>		
<p>Preserving the setting and character of villages and other settlements</p>	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>No role.</p>

**Appendix A: Parcel Assessments - MOL1**

<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/recreation	What is the degree of existing public access and/or provision of recreational facilities?	Via Thames Path National Trail and various other paths. Provision of play facilities and publicly accessible green space.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Forms part of the Riverside North Conservation Area and the Thames-side Strategic Area of Special Character.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Site of Importance for Nature Conservation located along the River Thames embankment within the parcel.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

## Parcel MOL2 – land to the east of the River Thames, north of Down Hall Road and west of Lower Ham/East Skerne Road

This relatively compact parcel is situated on the east bank of the River Thames and comprises a mix of parkland (Canbury Gardens), recreational facilities and development. The parcel contains a combination of amenity grassland, ornamental planting and mature trees. A range of recreational facilities and individual developments are situated within the parkland including a children’s play area, tennis courts and club house, boat house and public house. Most of the gardens are publicly accessible and the Thames Path National Trail also runs through the parcel adjacent. The mature vegetation provides a reasonable degree of enclosure and generally limits longer range views from the site with the exception of those from the riverside path where longer range views of the riparian landscape become more widely available.



Appendix A: Parcel Assessments – MOL2



Appendix A: Parcel Assessments – MOL2

Topic	Criteria	MOL2 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>SIGNIFICANT CONTRIBUTION</b> Clearly separate open space which is part of Thames landscape, providing context for the River and adjoining development.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>SIGNIFICANT CONTRIBUTION</b> Thames Path National Trail runs through, a strategically significant recreational resource. The parcel is also largely covered by a formal park: Canbury Gardens
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>SIGNIFICANT CONTRIBUTION</b> Wholly contained within the Thames-side Strategic Area of Special Character (Borough designated) relating to an asset of Metropolitan value. Wholly covered by an Area of Archaeological Significance, and adjacent to a SINC associated with the River Thames.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>SIGNIFICANT CONTRIBUTION</b> The parcel is part of a Green Chain (Borough designated) and more widely part of the River Thames Strategic Corridor identified in the All London Green Grid, thus making it strategically significant.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>SIGNIFICANT CONTRIBUTION</b> Makes a Significant Contribution to most MOL criteria and contains a variety of assets of local and London-wide importance.
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b>  What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	<b>LIMITED CONTRIBUTION</b>  No role in this location given the enclosed character of the parcel and clear boundaries to surrounding development.

Appendix A: Parcel Assessments – MOL2

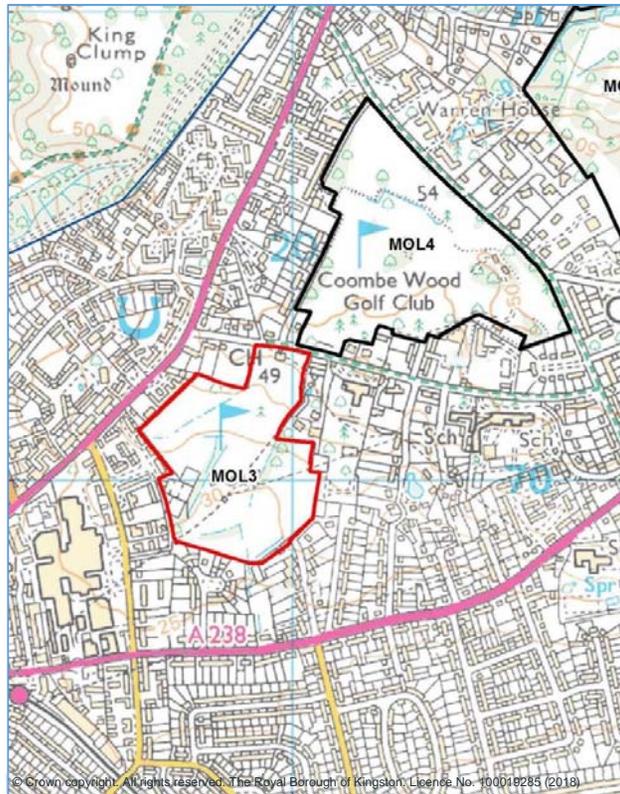
Topic	Criteria	MOL2 Assessment
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>CONTRIBUTION</b></p> <p>Generally contributes to the visual separation of development along the River Thames.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>CONTRIBUTION</b></p> <p>Locally contributes to maintaining a sense of openness between the built-up areas of Kingston and Teddington/Hampton Wick.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>The parcel is entirely covered by, and forms part of, the wider Riverside North Conservation Area making a significant contribution to its open character because of the parcel's scale and location.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No evidence of a role because of the small scale of the parcel and its location where there is no evidence of a need for regeneration.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>The parcel is modest in scale but provides visual separation from development to the west of the Thames, is part of a Conservation Area and contributes to the setting of the Special Character Area.</p>
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>Provides the setting to Special Character Areas to the east and is designated as part of the Riverside North Conservation Area.</p>

**Appendix A: Parcel Assessments – MOL2**

Topic	Criteria	MOL2 Assessment
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Thames Path National Trail and miscellaneous access paths. There is a public play area, amenity grassland for informal recreation. The tennis club and boat club are for use by private members.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Forms part of a Conservation Area and an Area of Archaeological Significance.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Site of Importance for Nature Conservation located along the River Thames embankment adjacent to the parcel.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

**Parcel MOL3 – land between George Road and the built edge to the north of Coombe Lane West (Wolsey Close, Brook Gardens and Coombe Rise), bounded to the east by Holy Cross Preparatory School and the built edge of The Drive and to the west by Berystede, Blenheim Gardens and the built edge of Galsworthy Road.**

This compact parcel is of irregular size and shape, situated between angular roads and edges of medium to low density residential development. It comprises mature belts of woodland and open greens maintained as a golf course, with some hard surfacing for tennis courts to the southwest. The parcel is situated on a gently sloping landform, falling from north to south and offering long range views to the south above the treeline. Residential boundaries provide an urban edge to the area and compromise the sense of openness.





Topic	Criteria	MOL3 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<p><b>CONTRIBUTION</b></p> <p>Of a sufficient scale and distinct character to form a separate landscape in combination with a wider series of open spaces to the east (Coombe Wood Golf Course [parcel MOL4] and Coombe Hill Golf Course [parcel MOL5]).</p>
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<p><b>LIMITED CONTRIBUTION</b></p> <p>Although the bulk of the parcel is laid out as a golf course, this is private and of local importance only.</p>

Appendix A: Parcel Assessments – MOL3

Topic	Criteria	MOL3 Assessment
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>CONTRIBUTION</b> Within an Area of Archaeological Significance (a spring on the Parcel provided water to Hampton Court Palace).
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>LIMITED CONTRIBUTION</b> No strategic role identified in this regard although SINC designation potentially links with SINC designation on MOL4 to the north east.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>CONTRIBUTION</b> Contains assets of local and London-wide importance and makes some contribution to MOL criteria. Potential to be part of a Green Chain adjacent to land to the north east (Coombe Wood Golf Course and thence to Coombe Wood Golf Course).
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b> What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	<b>LIMITED CONTRIBUTION</b> No role in this location given the size and bounded character of the parcel.
To prevent neighbouring towns from merging into one another	<b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b> What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?	<b>LIMITED CONTRIBUTION</b> An enclosed parcel with no clear separation role.
To assist in safeguarding the countryside from encroachment	<b>Protect the openness of the countryside and its perceived rurality.</b> What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<b>LIMITED CONTRIBUTION</b> Provides a small enclosed pocket of open land and some visual connection with the wider landscape to the south. Provides glimpsed views only with no public access. Bounded on most sides by settlement edge.

Appendix A: Parcel Assessments – MOL3

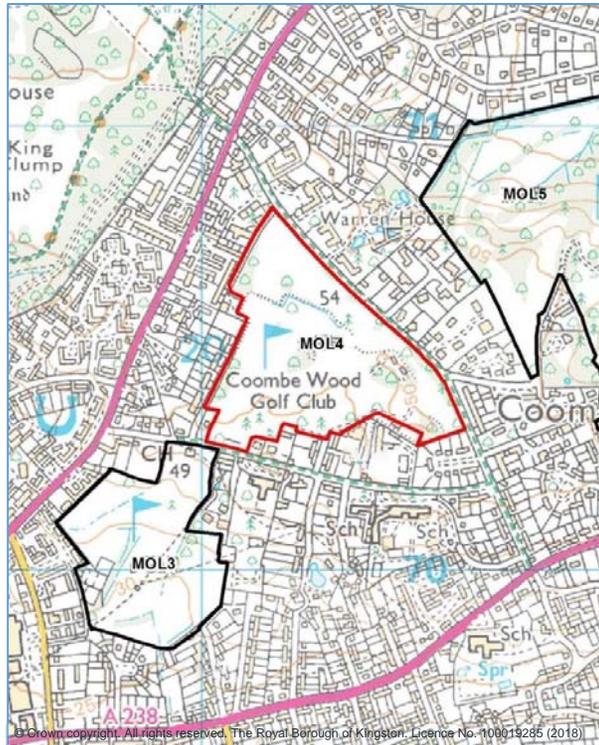
Topic	Criteria	MOL3 Assessment
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>CONTRIBUTION</b></p> <p>Locally provides part of the setting for Coombe Wood Conservation Area to the north east, and in combination with the wider extent of Coombe Wood Golf Course to the north east (MOL4) maintaining a sense of openness within suburban built form. Forms part of the wider Kingston Hill/Coombe Hill Strategic Area of Special Character.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location given the size of the parcel.</p>
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<p><b>CONTRIBUTION</b></p> <p>In combination with land to the north east (also part of Coombe Wood Golf Course) the parcel contributes to the maintenance of openness and character of the Coombe Wood Conservation Area to the north east.</p>
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	Surrounded by medium density housing with the exception of an area to the north. Forms southwest buffer to Coombe Wood Conservation Area. Further parcels of MOL to the north and northeast of the settlement of Coombe combine to form a buffer with Kingston Vale to the north.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	The tennis club and golf club are for use by private members. Designated as Metropolitan Open Land.

**Appendix A: Parcel Assessments – MOL3**

Topic	Criteria	MOL3 Assessment
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Forms part of the Kingston Hill/Coombe Hill Strategic Area of Special Character. Situated within an Area of Archaeological Significance - a spring on the Parcel provided water to Hampton Court Palace.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Forms part of a Site of Importance for Nature Conservation (SINC)
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

**Parcel MOL4 – land between Warren Road and George Road, bounded to the west by Renfrew Road and built development along Kingston Hill (Cotswold Close, Petersgate), and to the southeast by Stoke Road and Coombe Neville.**

An irregular shaped parcel situated between angular roads and residential development comprising a golf course with greens, sand pits and clumps of mature trees. To the west and southeast the parcel is bounded by medium to low density residential development which provides an irregular urban edge. To the northeast Warren Road provides a strong, linear boundary. Landform is flat with slight undulations to the south and east. Views into the parcel are restricted by a boundary of mature trees around the perimeter. Views within the area are generally open between tree clumps, although compromised by residential boundaries to the west and south. Built development includes the club house and car park and semi-agricultural grounds-keeping sheds to the east of the site.



Appendix A: Parcel Assessments – MOL4



Appendix A: Parcel Assessments – MOL4

Topic	Criteria	MOL4 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>CONTRIBUTION</b> Of a sufficient scale and distinct character to form a separate landscape in combination with a wider series of open spaces to the west (parcel MOL3) and Coombe Hill Golf Course (parcel MOL5).
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>LIMITED CONTRIBUTION</b> Although the bulk of the parcel is laid out as a golf course (Coombe Wood Golf Course), this is private and of local importance only.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>CONTRIBUTION</b> Covered by a SINC designation, covered by the Kingston Hill/Coombe Hill Strategic Area of Special Character, designated as an Area of Archaeological Significance and forms part of the Coombe Wood Conservation Area, all of which are of local significance.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>LIMITED CONTRIBUTION</b> No strategic role identified in this regard although SINC designation potentially links with SINC designation on MOL3 to the south west.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>CONTRIBUTION</b> Potential to be part of a Green Chain adjacent to land to the south west (part of Coombe Wood Golf Course).
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b>  What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	<b>LIMITED CONTRIBUTION</b> No role in this location given the size and bounded character of the parcel.

Appendix A: Parcel Assessments – MOL4

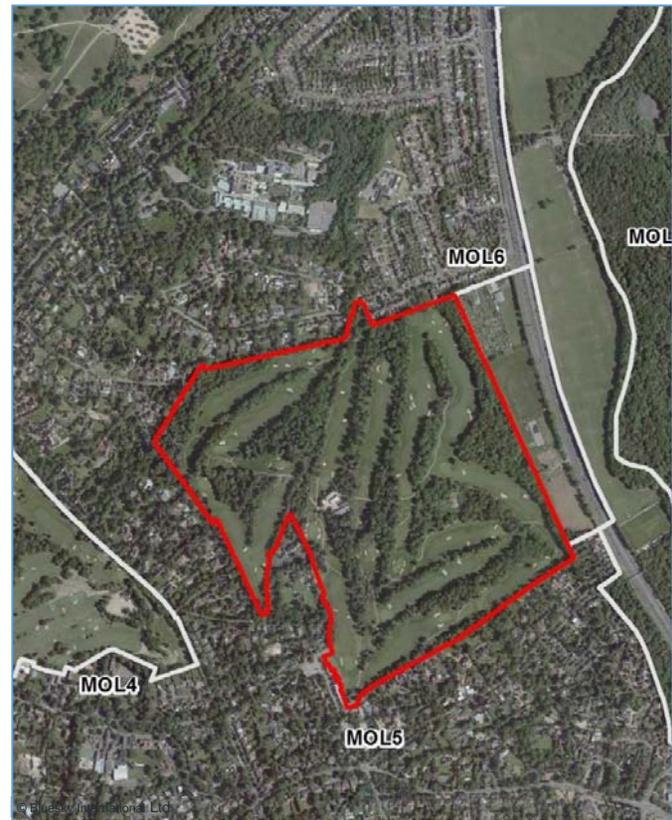
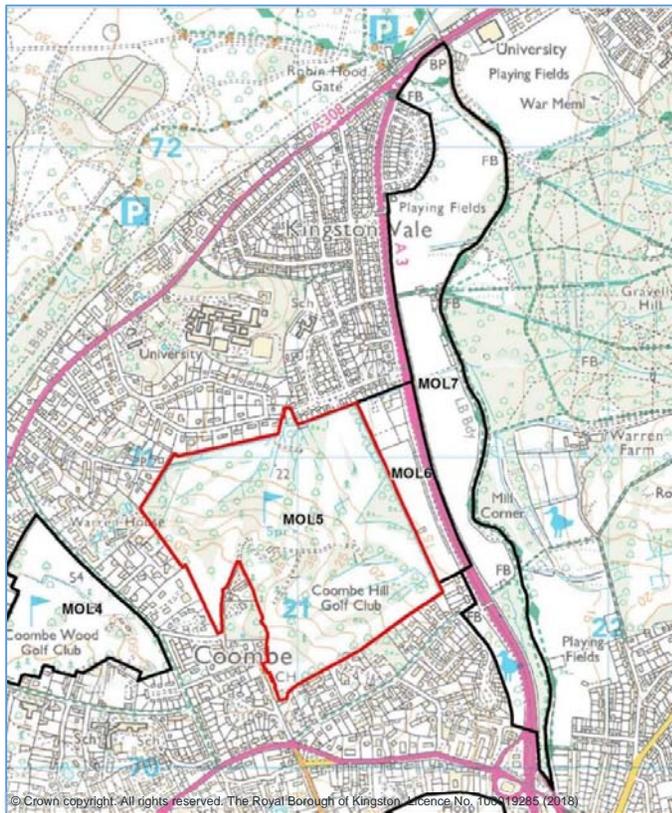
Topic	Criteria	MOL4 Assessment
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>An enclosed parcel with no clear separation role.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>An enclosed area of open land with no immediate visual connection with wider open land (for example Richmond Park to the north). There are glimpsed views only with no public access. Bounded on most sides by settlement edge.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>CONTRIBUTION</b></p> <p>Locally forms part of the Coombe Wood Conservation Area maintaining a sense of openness within suburban built form. Forms part of the wider Kingston Hill/Coombe Hill Strategic Area of Special Character.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location given the size of the parcel.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p><b>CONTRIBUTION</b></p> <p>In combination with land to the south west (also part of Coombe Wood Golf Course) the parcel contributes to the maintenance of openness and character of the Coombe Wood Conservation Area.</p>
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>Surrounded by medium to low density housing with the exception of a small area to the southwest. Further parcels of MOL lie to the southwest and northeast.</p>

**Appendix A: Parcel Assessments – MOL4**

Topic	Criteria	MOL4 Assessment
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Situated along private roads. The golf club is for use by private members. Designated as Metropolitan Open Land.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Forms part of the Kingston Hill/Coombe Hill Strategic Area of Special Character and forms a substantial part of the Coombe Wood Conservation Area.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Forms part of a Site of Importance for Nature Conservation (SINC)
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

**Parcel MOL5 – land between Warren Road and Robin Hood Way, bounded to the southwest by built development along Warren Cutting and Warren Park, to the northwest by built development along Coombe Ridings, Coombe Park and Keswick Avenue, to the northeast by allotments and an equestrian centre and to the southeast by built development along Coombe Hill Road.**

A recreational parcel comprising a golf course with long linear greens set within woodland. Situated on a hill, the landform falls from southwest to northeast. Views are generally restricted by vegetation, however there are some views northeast towards Wimbledon Common. Built development includes the club house and semi-agricultural grounds-keeping sheds to the centre of the site.





Topic	Criteria	MOL5 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<p><b>CONTRIBUTION</b></p> <p>Of a sufficient scale and character to form a distinctive landscape, also part of a wider series of open spaces (designated as a Green Chain) which form a strategic connection to Wimbledon Common to the east.</p>
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<p><b>LIMITED CONTRIBUTION</b></p> <p>The majority of the parcel is laid out as a private golf course which is not of strategic importance.</p>

Appendix A: Parcel Assessments – MOL5

Topic	Criteria	MOL5 Assessment
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>SIGNIFICANT CONTRIBUTION</b> The parcel is covered by a SINC designation which is of Metropolitan importance and forms the northerly context for the Coombe Hill Conservation Area.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>CONTRIBUTION</b> Part of wider open land to the east of Coombe which together form part of a Green Chain and are in turn connected to Wimbledon Common.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>SIGNIFICANT CONTRIBUTION</b> The parcel contains a SINC of Metropolitan significance and contributes to the structure of London by virtue of its size and connection to wider open land to the east (Wimbledon Common).
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b>  What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	<b>LIMITED CONTRIBUTION</b>  No role in this location given the size and bounded character of the parcel (enclosed on three sides by development).
To prevent neighbouring towns from merging into one another	<b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b>  What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?	<b>LIMITED CONTRIBUTION</b>  Locally contributes to the separation of Kingston Vale and Coombe.
To assist in safeguarding the countryside from encroachment	<b>Protect the openness of the countryside and its perceived rurality.</b>  What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<b>CONTRIBUTION</b>  Provides a medium-scale, enclosed pocket of open land (albeit with no public access) with views within and towards the area are restricted by mature trees along the boundaries. Bounded on

Appendix A: Parcel Assessments – MOL5

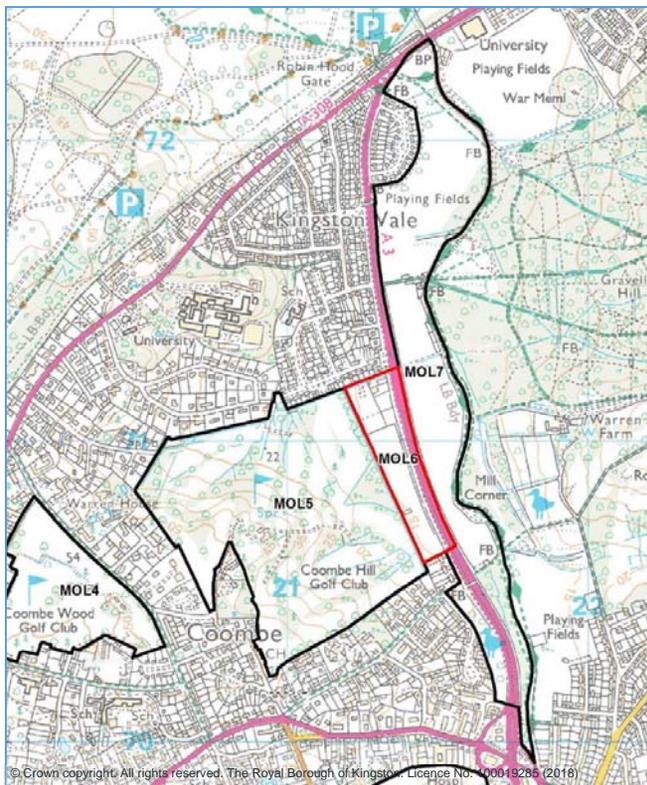
Topic	Criteria	MOL5 Assessment
		three sides by settlement edge, with some visual connection to open land to the east (Wimbledon Common).
To preserve the setting and special character of historic towns	<b>Preserves the setting and character of an historic town.</b> What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	<b>LIMITED CONTRIBUTION</b> Locally provides part of the northerly setting of the Coombe Hill Conservation Area and easterly setting of the Coombe Wood Conservation Area. Forms part of the Kingston Hill/Coombe Hill Strategic Area of Special Character.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?	<b>LIMITED CONTRIBUTION</b> No role in this location given the size of the parcel.
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<b>CONTRIBUTION</b> Although largely bounded by built development and visually enclosed, the parcel provides a sense of openness by virtue of its scale and strategic connection to wider open land to the east (Wimbledon Common).
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	Surrounded on three sides by medium density housing - Kingston Vale to the north and Coombe to the south and west. The parcel lies between further parcels of MOL to the southwest and east.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Situated along private roads. The golf club is for use by private members. Designated as Metropolitan Open Land.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Forms part of the Kingston Hill/Coombe Hill Strategic Area of Special Character.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Forms part of a Site of Importance for Nature Conservation (SINC). Part of the Green Chain. Partly covered by an Area of Archaeological Significance (south west corner).

**Appendix A: Parcel Assessments – MOL5**

Topic	Criteria	MOL5 Assessment
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

**Parcel MOL6 – land between Coombe Hill Golf Course and Robin Hood Way, bounded to the northwest by built development along Keswick Avenue, and to the southeast by built development along Henley Drive.**

A linear area of predominantly amenity grassland with an area allotments to the northwest. Coniferous trees and fencing form the eastern edge along Robin Hood Way and the dense wooded edge of Coombe Hill Golf Course forms the boundary to the west. Recreational development towards the centre of the area comprises horse menages and associated buildings. Small scale industrial development is located to the northeast corner. The parcels situation on low-lying, level ground mean that views are generally restricted by surrounding vegetation, however there are some views across Robin Hood Way towards Wimbledon Common and northwest to southeast across sports pitches.



Appendix A: Parcel Assessments – MOL6



Appendix A: Parcel Assessments – MOL6

Topic	Criteria	MOL6 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>CONTRIBUTION</b> Although of small scale and largely enclosed character, the parcel is part of a wider series of physically and visually connected open spaces associated with Coombe eastward to Wimbledon Common.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>LIMITED CONTRIBUTION</b> No clear strategic role, although the parcel is laid out for equestrian and allotment uses.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>LIMITED CONTRIBUTION</b> No features of strategic value.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>CONTRIBUTION</b> Part of a Green Chain which includes land to the west (Coombe Hill Golf Course) and to the east (land around Beverley Brook and thence to Wimbledon Common).
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>CONTRIBUTION</b> Contributes to MOL in its own terms, and also part of a wider link connecting open land at Coombe with Wimbledon Common.
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b>  What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	<b>LIMITED CONTRIBUTION</b> No role in this location given the size and bounded nature of the parcel.

Appendix A: Parcel Assessments – MOL6

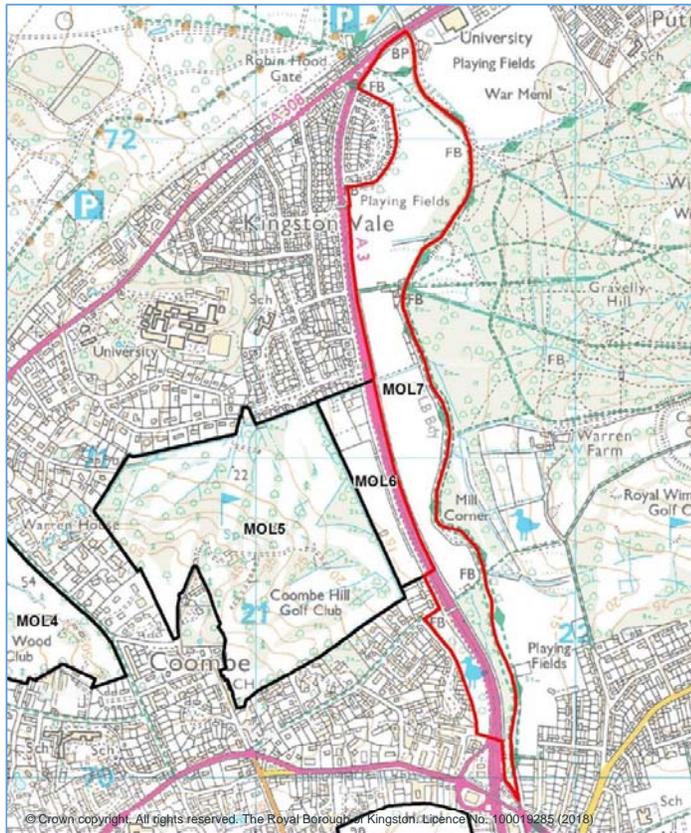
Topic	Criteria	MOL6 Assessment
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No strategic role, but locally contributes to the separation between the neighbourhoods of Coombe and Kingston Vale.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>CONTRIBUTION</b></p> <p>Whilst not open countryside, the land (in combination with Coombe Hill Golf Course [parcel MOL5]), contributes to a sense of openness between Coombe and Kingston Vale, and has a visual connection with open land to the east (Wimbledon Common), albeit interrupted by the A3.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No clear strategic role, although locally forms part of the Kingston Hill/Coombe Hill Strategic Area of Special Character.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location given the size of the parcel.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p><b>CONTRIBUTION</b></p> <p>In combination with land to the west and east, the parcel contributes to maintaining the openness of land in this location.</p>
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>Borders Kingston Vale to the north and Coombe to the south. Bordering further parcels of MOL to the southwest. Together these form a buffer around Coombe.</p>
<b>Opportunities to Promote Positive Use of the Green Belt</b>		

**Appendix A: Parcel Assessments – MOL6**

Topic	Criteria	MOL6 Assessment
Current public access and opportunities to provide access/recreation	What is the degree of existing public access and/or provision of recreational facilities?	Private riding stables. Allotments accessible to the local community for rent. Designated as Metropolitan Open Land.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Forms part of the Kingston Hill/Coombe Hill Strategic Area of Special Character.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Part of the Green Chain.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

**Parcel MOL7 – land between Robin Hood Way and Beverley Brook, bounded to the northwest by built development along Vale Crescent, and to the southeast by the A3 off-slip.**

Largely amenity grassland laid out as sports pitches with an area of woodland at the southern tip on either side of the A3. Deciduous trees form the western edge along Robin Hood Way and riparian woodland along Beverley Brook merges with the woodland of Wimbledon Common beyond. Occasional lines of trees form breaks between sports pitches. Low-lying, level ground associated with Beverley Brook. Development within the parcel includes a car parking area, isolated dwellings and sports buildings / pavilions. Views are partially restricted by vegetation at the edges, however there are views across the sports grounds.



Appendix A: Parcel Assessments – MOL7



Appendix A: Parcel Assessments – MOL7

Topic	Criteria	MOL7 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>CONTRIBUTION</b> Forms part of a wider series of open spaces which connect to Wimbledon Common to the east, and Richmond Park to the north.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>SIGNIFICANT CONTRIBUTION</b> The parcel contains various playing pitches (Kingston University, and a local football club), informal open space, forms the easterly context for Beverley Brook and is adjacent to Wimbledon Common. Together these form a resource of strategic importance.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>CONTRIBUTION</b> Partly covered by SINC designation of Metropolitan value associated with Wimbledon Common and the Beverley Brook.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>SIGNIFICANT CONTRIBUTION</b> Part of the Beverley Brook Strategic Corridor identified in the All London Green Grid and part of a wider land locally designated as a Green Chain (including land to the west of the A3 at Coombe).
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>SIGNIFICANT CONTRIBUTION</b> Contributes to all MOL criteria, in particular the presence of strategically significant recreation assets, and being part of a strategic corridor. The parcel is part of wider link connecting open land at Coombe with Wimbledon Common, whilst also acting as a buffer between the A3 and Wimbledon Common, and a (limited) link to Richmond Park to the north.
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b>	<b>CONTRIBUTION</b> Prevents the eastward expansion of Kingston (Vale) which has breached the A3 at Vale Crescent. The A3 acts a significant

Appendix A: Parcel Assessments – MOL7

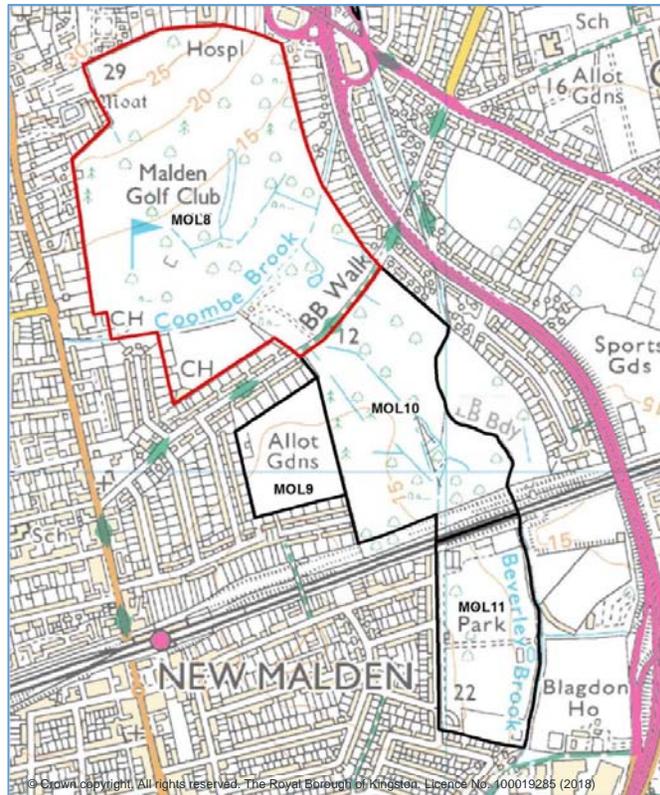
Topic	Criteria	MOL7 Assessment
	What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	barrier containing the bulk of development at Kingston (Vale) to the north of the parcel and Coombe to the south of the parcel.
To prevent neighbouring towns from merging into one another	<b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b>  What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?	<b>SIGNIFICANT CONTRIBUTION</b>  Part of land which forms a strategic separation between Kingston and Wimbledon. The majority of which lies within Wandsworth and Merton Borough and is part of Wimbledon Common.
To assist in safeguarding the countryside from encroachment	<b>Protect the openness of the countryside and its perceived rurality.</b>  What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<b>CONTRIBUTION</b>  Provides an open edge to the east of Kingston (Vale). Development is otherwise contained by the A3 which acts a boundary preventing encroachment into the open land associated with Wimbledon Common.
To preserve the setting and special character of historic towns	<b>Preserves the setting and character of an historic town.</b>  What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	<b>LIMITED CONTRIBUTION</b>  Strategically of limited contribution, but locally the northern tip forms part of the Kingston Vale Conservation Area, whilst the whole parcel forms part of the Kingston Hill/Coombe Hill Strategic Area of Special Character.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?	<b>LIMITED CONTRIBUTION</b>  No role in this location given the role of the A3 as its western boundary and relationship with Wimbledon Common immediately to the east.
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<b>SIGNIFICANT CONTRIBUTION</b>  The principal role of the parcel is its significant contribution to the strategic separation between Kingston and Wimbledon, whilst contributing to the containment of sprawl and encroachment.
<b>Local Role of the Green Belt</b>		

**Appendix A: Parcel Assessments – MOL7**

Topic	Criteria	MOL7 Assessment
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	Connection to medium density housing limited to a small area to the northeast of the parcel. Bordering further parcels of MOL to the east, north and west. Preventing an expansion from Kingston Vale.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Extension of publicly accessible Common Land (Wimbledon Common), predominantly set out as recreational fields. Public Rights of way cross the parcel to the north from Richmond Park / Kingston Vale, through the centre along Robin Hood Road and along Beverley Brook. Connections to a network of paths in Wimbledon Common and Richmond Park.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Forms part of the Kingston Hill/Coombe Hill Strategic Area of Special Character.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Woodland around Beverley Brook forms part of a Site of Importance for Nature Conservation (SINC). Part of the Green Chain.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

**Parcel MOL8 – land between Beverley Way / Kingston Bypass and Traps Lane, bounded to the north by New Victoria Hospital and built development along Wonford Close, to the south by built development along Cambridge Avenue and Linkside, to the west by built development along Badgers Walk, Soames Walk, The Moat and The Chesters, and to the east by built development along Beverley Way.**

A golf course with a series of connecting linear greens set within woodland strips and an adjoining cricket ground. Situated on a gently sloping, southeast facing landform and surrounded by medium density housing to the north, west and south. Views are generally internal where they are channelled along the greens by surrounding vegetation and enclosed by woodland at the cricket ground. Built development includes the club house and car park to the southwest of the parcel, and grounds-keeping sheds and cricket pavilion to the south.





Appendix A: Parcel Assessments – MOL8

Topic	Criteria	MOL8 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>CONTRIBUTION</b> By virtue of its scale and containing Coombe Brook which in turn feeds Beverley Brook, and connection to MOL (parcel MOL10) immediately to the south east.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>LIMITED CONTRIBUTION</b> Contains no facilities of strategic significance, although the parcel is largely laid out to a golf course and cricket pitches to the south.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>SIGNIFICANT CONTRIBUTION</b> Covered by a SINC designation of Grade 1 Borough importance.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>CONTRIBUTION</b> The parcel is part of a Green Chain in combination with several parcels in the locality (MOL9, MOL10 and MOL 1) and in combination with parcel MOL10 to the south east, linked to the Beverley Brook Strategic Corridor.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>SIGNIFICANT CONTRIBUTION</b> Makes a significant contribution to the physical structure of London by virtue of its scale in combination with MOL to the south east, and also in respect of its connection with the Beverley Brook Strategic Corridor, again in combination with land to the south east. Contains a Grade I SINC.
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b>  What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	<b>LIMITED CONTRIBUTION</b>  No role in this location given the scale and bounded character of the parcel.

Appendix A: Parcel Assessments – MOL8

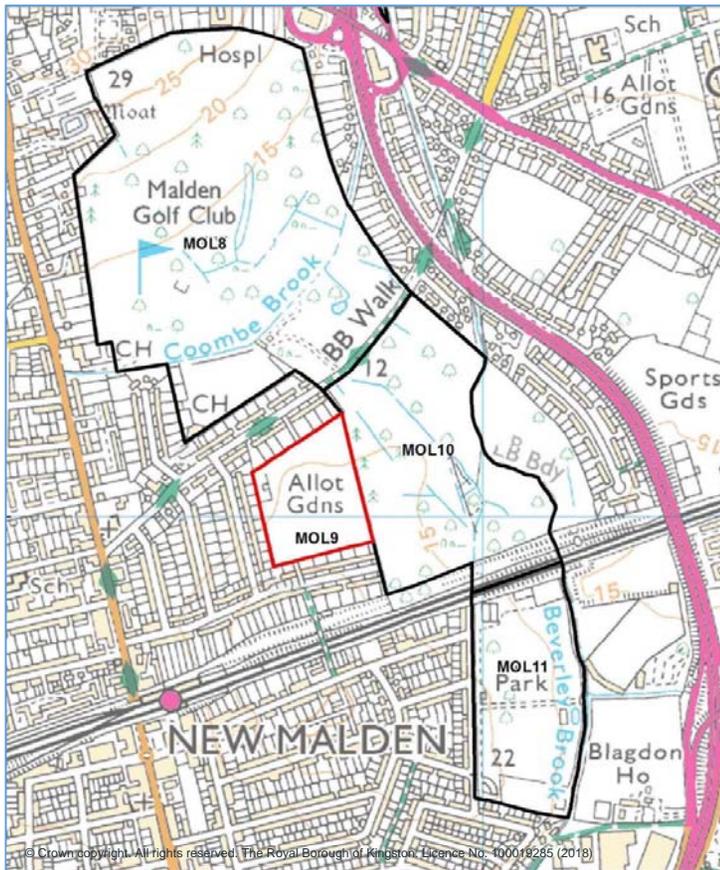
Topic	Criteria	MOL8 Assessment
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>CONTRIBUTION</b></p> <p>Strategically plays no role in separation, although given the scale of the parcel and its connection (physically and visually) with land to the south (parcel MOL10), locally helps to maintain a sense of openness between New Malden, Norbiton and the A3.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>CONTRIBUTION</b></p> <p>In combination with land to the south east (MOL10), the parcel contributes to a sense of openness, reflecting the scale of the parcel and not the character of open countryside.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel has no relationship with a Conservation Area.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location given the size of the parcel.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p><b>CONTRIBUTION</b></p> <p>The parcel connects with MOL to the southeast forming a buffer of open land between Coombe, New Malden and the A3. The role is more of local than strategic significance.</p>
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>Surrounded by medium density housing on all sides with a gap to the southeast. Bordering further parcels of MOL to the southeast, together contributing to the prevention of coalescence of New Malden and Coombe.</p>
<b>Opportunities to Promote Positive Use of the Green Belt</b>		

**Appendix A: Parcel Assessments – MOL8**

Topic	Criteria	MOL8 Assessment
Current public access and opportunities to provide access/recreation	What is the degree of existing public access and/or provision of recreational facilities?	The golf course and cricket grounds are for use by private members. Designated as Metropolitan Open Land.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Forms part of the Kingston Hill/Coombe Hill Strategic Area of Special Character.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Forms part of a Site of Importance for Nature Conservation (SINC). Part of the Green Chain.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

**Parcel MOL9 – land between Cambridge Avenue and Alric Avenue, bounded to the north by built development along Cambridge Avenue, to the south by built development along Alric Avenue, to the west by built development along Rosebery Avenue, and to the east by Malden Golf Course.**

An allotment garden area with a rectilinear patchwork of plots. Situated on a broadly level landform and surrounded by medium density housing to the north, west and south. Views are generally open across the plots. Built development includes typically ad hoc sheds. A wooded edge to the east prevents wider views over the adjoining golf course.





Topic	Criteria	MOL9 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>LIMITED CONTRIBUTION</b> No strategic structural role, although it has a local structural role, being connected to wider MOL to the east.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>LIMITED CONTRIBUTION</b> The parcel has a local recreational role (allotments), with no general public access.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>LIMITED CONTRIBUTION</b> The parcel contains no features of strategic value.

Appendix A: Parcel Assessments – MOL9

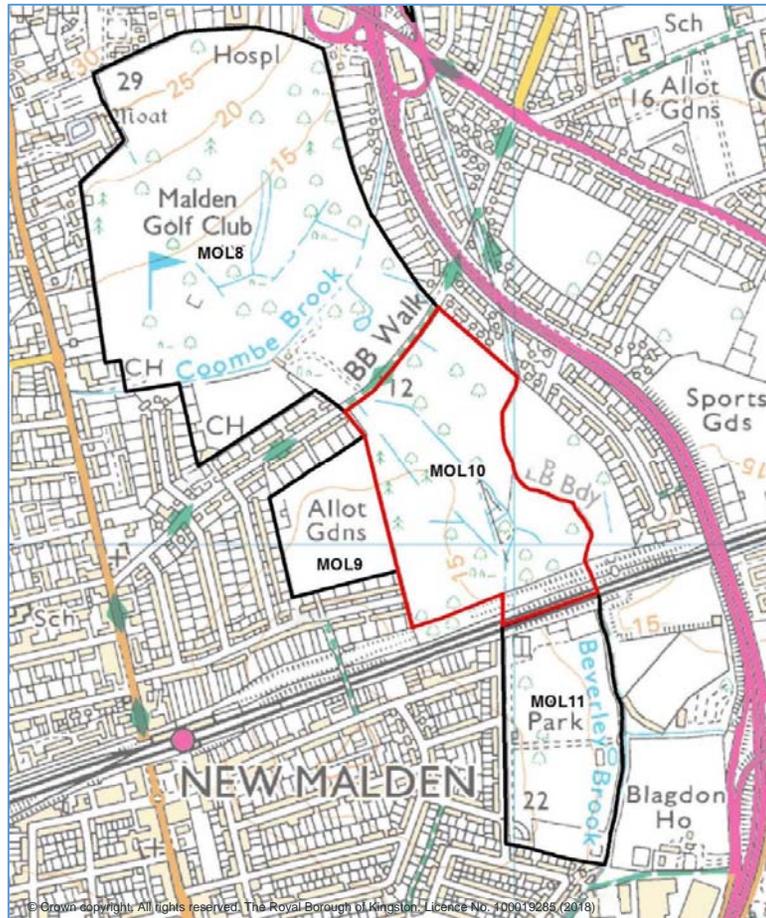
Topic	Criteria	MOL9 Assessment
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>CONTRIBUTION</b> Locally the parcel is part of a Green Chain, related to wider open land to the east.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>CONTRIBUTION</b> Contributes in part to MOL criteria, particularly in respect of its role as part of a Green Chain and locally its recreational value.
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b>  What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	<b>LIMITED CONTRIBUTION</b>  No role in this location given the size of the parcel.
To prevent neighbouring towns from merging into one another	<b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b>  What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?	<b>LIMITED CONTRIBUTION</b>  No role in this location given the size of the parcel although with land to the east (parcels MOL8, MOL10 and MOL11) locally helps to maintain a sense of openness between New Malden and the A3.
To assist in safeguarding the countryside from encroachment	<b>Protect the openness of the countryside and its perceived rurality.</b>  What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<b>CONTRIBUTION</b>  Locally provides a degree of openness in views from Alric, Rosebery and Cambridge Avenues surrounding development and connects with Malden Golf Course to the east.
To preserve the setting and special character of historic towns	<b>Preserves the setting and character of an historic town.</b>	<b>LIMITED CONTRIBUTION</b>  Separated from The Groves Conservation Area to the west.

Appendix A: Parcel Assessments – MOL9

Topic	Criteria	MOL9 Assessment
	What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?	<b>LIMITED CONTRIBUTION</b> No role in this location given the size of the parcel.
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<b>CONTRIBUTION</b> The parcel physically connects with MOL (parcel MOL10) to the east forming part of the eastern edge of Norbiton and in combination with MOL immediately to the east, maintaining a sense of openness.
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	Surrounded on three sides by medium density housing. Bordering further parcels of MOL to the east.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Volunteers and the local community have access to the allotments. Designated as Metropolitan Open Land.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Although the allotments have a long history, they are not designated as a sensitive landscape.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No designations.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

**Parcel MOL10 – land between Cambridge Avenue and the Southwest Rail Line, bounded to the west by Allotments and to the east by Beverley Brook.**

A golf course with a series of connecting greens set around wooded clumps and belts. Generally flat topography with a slight gradient towards Beverley Brook. Views are generally internal where they are channelled along the greens by surrounding vegetation and enclosed by woodland at the railway line and Cambridge Avenue. The parcel is bounded by medium density housing to the east.





Appendix A: Parcel Assessments – MOL10

Topic	Criteria	MOL10 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>CONTRIBUTION</b> The parcel makes a contribution to the structure of London by virtue of its scale, connection to MOL (parcel MOL8) immediately to the north west and forming part of the context for the Beverley Brook Strategic Corridor.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>LIMITED CONTRIBUTION</b> No facilities of strategic significance, although the parcel is largely laid out as a golf course.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>SIGNIFICANT CONTRIBUTION</b> Covered by SINC designation of Grade I Borough importance. Forms part of the eastern boundary of the Beverley Brook Strategic Corridor identified in the All London Green Grid.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>CONTRIBUTION</b> The parcel is part of a Green Chain in combination with several parcels in the locality (MOL8, MOL9 and MOL11) and forms part of the context for the Beverley Brook Strategic Corridor.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>SIGNIFICANT CONTRIBUTION</b> The parcel makes a significant contribution to MOL criteria in respect of its role as part of the context for the Beverley Brook Strategic Corridor and to the physical structure of London by virtue of its scale in combination with MOL to north west in particular. Contains a SINC of Grade I importance.
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b>  What is the role of the parcel in preventing the extension of an existing development into open	<b>LIMITED CONTRIBUTION</b> No role in this location given the scale and bounded character of the parcel.

Appendix A: Parcel Assessments – MOL10

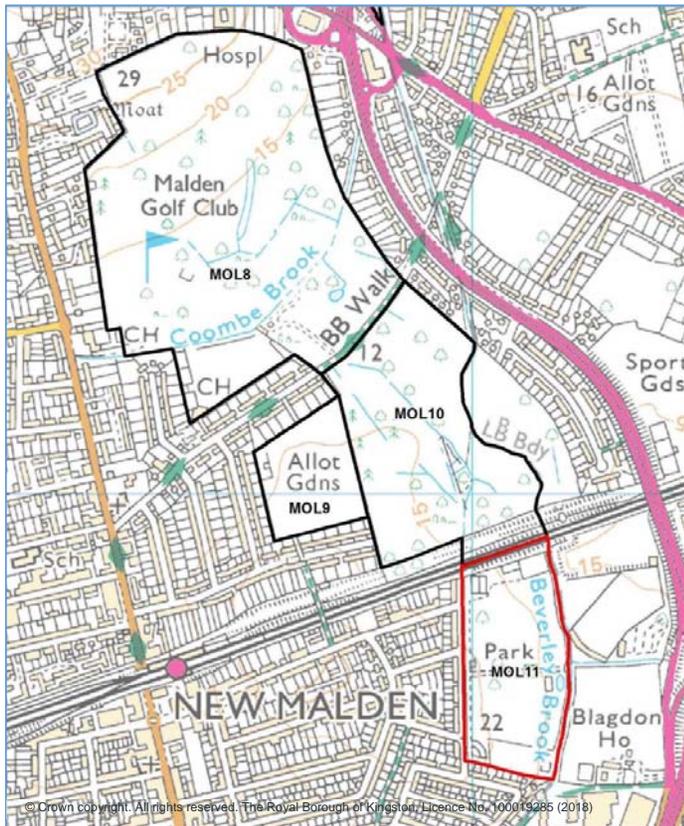
Topic	Criteria	MOL10 Assessment
	land beyond established limits, in light of the presence of significant boundaries?	
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>CONTRIBUTION</b></p> <p>Strategically plays no role in separation, although given the scale of the parcel and its connection (physically and visually) with land to the north (parcel MOL8), locally helps to maintain a sense of openness between New Malden, Norbiton and the A3.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>CONTRIBUTION</b></p> <p>In combination with land to the north west (MOL8), the parcel contributes to a sense of openness, reflecting the scale of the parcel and not the character of open countryside.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel has no relationship with a Conservation Area.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location given the size of the parcel.</p>
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<p><b>CONTRIBUTION</b></p> <p>The parcel connects with MOL to the north west, forming a buffer of open land between Coombe, New Malden and the A3. However, the role is more of local than strategic significance.</p>
<b>Local Role of the Green Belt</b>		

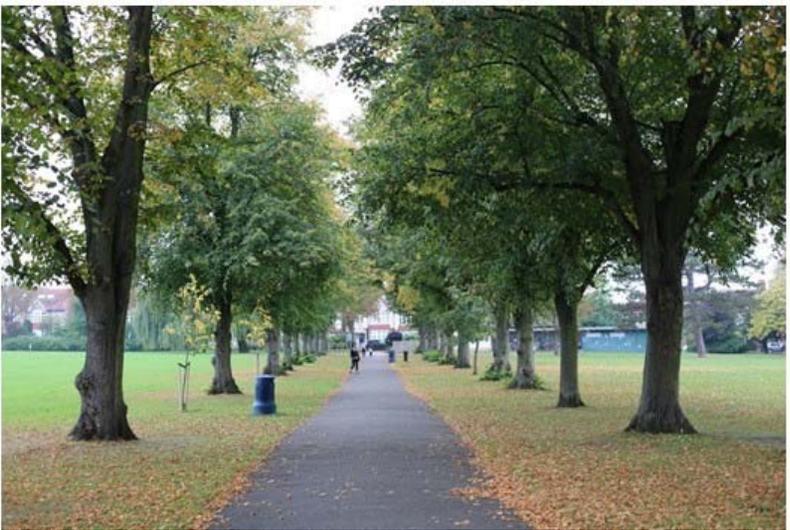
**Appendix A: Parcel Assessments – MOL10**

Topic	Criteria	MOL10 Assessment
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	Surrounded by medium density housing at points to the west. Bordering further parcels of MOL to the north and south.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	The golf course is for use by private members. Designated as Metropolitan Open Land.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Forms part of the Kingston Hill/Coombe Hill Strategic Area of Special Character.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Forms part of a Site of Importance for Nature Conservation (SINC). Part of the Green Chain.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

**Parcel MOL11 – land between the Southwest Rail Line and Egmont Road, bounded to the west by Park View and to the east by Beverley Brook.**

A recreational park bordered by mature trees mainly laid out as two large open fields with amenity grassland and an avenue of trees bisecting the two fields. Vegetation comprises mature woodland belt to the north, scattered mature specimen trees and avenues of mature trees with a small formal area of bedding planting to the southwest corner of the parcel. Recreational features include children’s play area, tennis court and football pitch. Allotments are located to the south of the parcel beyond a tall mature hedgerow. Generally flat topography with a slight gradient towards Beverley Brook. Open views between the avenue of trees along the Park View boundary and across the Parcel. Pavilion building at park entrance.





Appendix A: Parcel Assessments – MOL11

Topic	Criteria	MOL11 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>CONTRIBUTION</b> The parcel makes a contribution to the structure of London by virtue of its scale, connection to MOL (parcel MOL8) immediately to the north west and forming part of the context for the Beverley Brook Strategic Corridor.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>CONTRIBUTION</b> No facilities of strategic significance, although the parcel is largely laid out to as a formal park, pitches and allotments. Land to the east of Beverley Brook, within Merton Borough, is laid out to sports pitches and an adventure golf facility. Taken together, these facilities begin to assume a strategic importance.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>SIGNIFICANT CONTRIBUTION</b> Forms part of the eastern boundary of the Beverley Book Strategic Corridor identified in the All London Green Grid.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>CONTRIBUTION</b> The parcel is part of a Green Chain in combination with several parcels in the locality (MOL8, MOL9 and MOL10) and forms part of the context for the Beverley Brook Strategic Corridor.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>SIGNIFICANT CONTRIBUTION</b> The parcel makes a significant contribution to MOL criteria in respect of its role as part of the context for the Beverley Brook Strategic Corridor, and to the physical structure of London in combination with MOL to north west in particular.
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b>  What is the role of the parcel in preventing the extension of an existing development into open land beyond	<b>LIMITED CONTRIBUTION</b>  No role in this location give the enclosed character of the parcel.

Appendix A: Parcel Assessments – MOL11

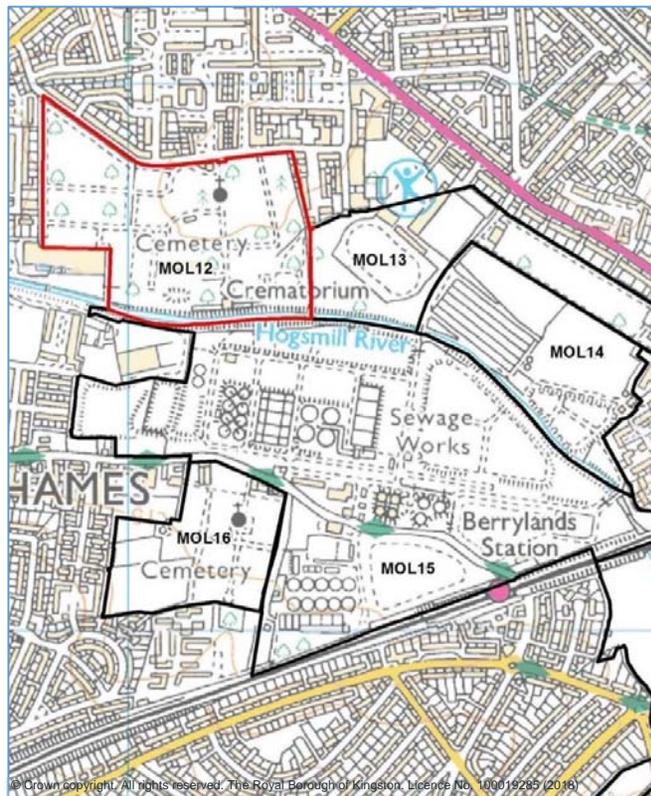
Topic	Criteria	MOL11 Assessment
	established limits, in light of the presence of significant boundaries?	
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel has no strategic separation role, although locally there is a role maintaining separation between New Malden and Raynes Park (east of the A3).</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel plays no role in this location</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel is not related to a Conservation Area.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location given the size of the parcel.</p>
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel has no clear strategic Green Belt roles, although locally, the parcel connects with MOL to the north, forming part of open land to the east of Beverley Brook.</p>
<b>Local Role of the Green Belt</b>		

**Appendix A: Parcel Assessments – MOL11**

Topic	Criteria	MOL11 Assessment
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	Surrounded by medium density housing to the west and south. Bordering further parcels of MOL to the north.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Parkland open to the general public. Allotment accessible to the local community. Designated as Metropolitan Open Land.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Does not form part of the setting of a sensitive landscape.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Part of the Green Chain.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

**Parcel MOL12 – land between Bonner Hill Road and Hogsmill River, bounded to the west by built development along Dawson Road and to the east by built development along Gladstone Road and Kingstonian Football Ground.**

A cemetery and crematorium bordered by mature trees mainly laid out along formal geometric, and in places, sinuous paths. Vegetation includes scattered trees and shrubs and occasional avenues of trees some formal hedging. Commercial / industrial buildings are located to the southwest of the parcel and mortuary / crematorium buildings towards the centre of the parcel. There is a detached dwelling at the main entrance Along Bonner Hill. Generally flat topography with a slight gradient towards Hogsmill River to the south. Views restricted by vegetation.





Appendix A: Parcel Assessments – MOL12

Topic	Criteria	MOL12 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>CONTRIBUTION</b> The parcel is distinct from medium/high density housing development to the north and west, and is part of wider suite of parcels which form the context for the Hogsmill River.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>CONTRIBUTION</b> The parcel comprises Kingston Cemetery which is a locally significant facility.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>LIMITED CONTRIBUTION</b> The parcel is covered by a local SINC designation.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>SIGNIFICANT CONTRIBUTION</b> As part of Hogsmill River Strategic Corridor (All London Green Grid) and locally designated Green Chain, the parcel makes a significant contribution to this criterion.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>SIGNIFICANT CONTRIBUTION</b> The parcel makes a significant contribution overall, reflecting its contribution to London's strategic Green Infrastructure.
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b>  What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	<b>LIMITED CONTRIBUTION</b> No role in this location given the size and enclosed character of the parcel.

Appendix A: Parcel Assessments – MOL12

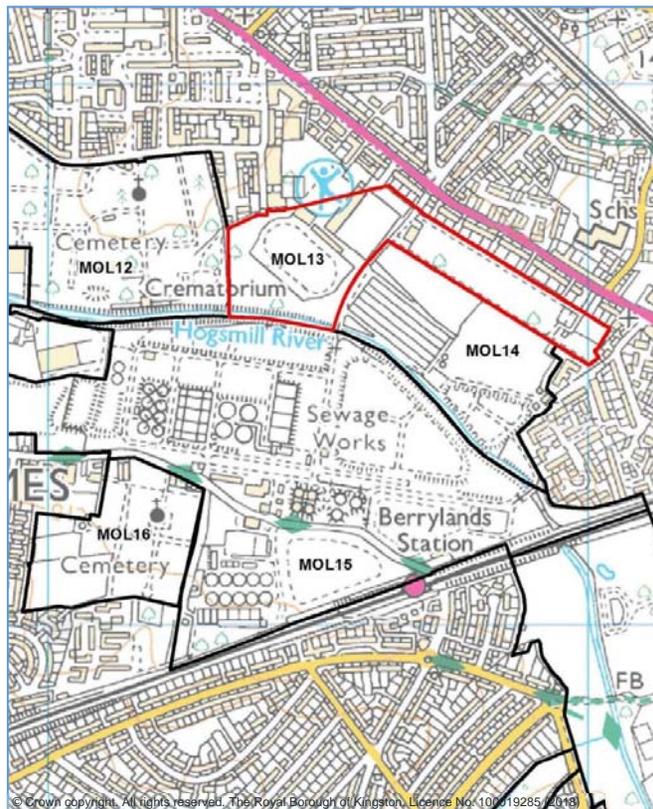
Topic	Criteria	MOL12 Assessment
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel has no strategic role in the separation of settlements, although locally the parcel (in combination with others to the south east [MOL12 to MOL16]) provides separation between Kingston upon Thames and Norbiton/New Malden.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location being enclosed land which has no connection to the open countryside.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location given separation from a Conservation Area.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel in combination with land to the south east (parcels MOL13 to MOL16) is unlikely to assist regeneration because of the limited extent of the land and diversity of existing land uses.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel does not meet any Green Belt purposes strategically, but does have a local contribution in respect of the separation of Kingston upon Thames and its suburbs.</p>
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>Part of the local setting for surrounding medium density housing to the north, west and northeast.</p>

**Appendix A: Parcel Assessments – MOL12**

Topic	Criteria	MOL12 Assessment
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Cemetery / Crematorium open to the general public. Some public access to industrial area. Designated as Metropolitan Open Land.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Does not form part of the setting of a sensitive landscape.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Forms part of a Site of Importance for Nature Conservation (SINC). Part of the Green Chain.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

**Parcel MOL13 – land between Kingston Road and Hogsmill River, bounded to the northeast by built development along Kingston Road, to the west by Kingston Cemetery and Crematorium and built development along Hampden Road and Gladstone Road.**

Formal sports track and football stadium to the west with tall coniferous screening to the south and surrounding open areas of amenity grassland, specimen trees and riparian scrub associated with the Hogsmill River. Open recreation ground (previously marked football pitches) to the northeast with amenity grassland and an avenue of trees to the south. There are stadium buildings to the northwest, sports pavilions towards the centre and at tennis courts to the south east. The parcel is influenced by medium density housing along the Kingston Road edge with gardens backing onto the recreation area. Some open views, but generally views restricted by vegetation and built elements.



Appendix A: Parcel Assessments – MOL13



Appendix A: Parcel Assessments – MOL13

Topic	Criteria	MOL13 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>CONTRIBUTION</b> The parcel is distinct from medium/high density housing development to the north and west, and is part of wider suite of parcels which form the context for the Hogsmill River.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>CONTRIBUTION</b> The parcel includes the Kingsmeadow Stadium (Chelsea Ladies FC & AFC Wimbledon) and athletics track which are locally and potentially strategically significant facilities, and grassland previously set out to sports pitches.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>CONTRIBUTION</b> The parcel is part covered by an Area of Archaeological Significance.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>CONTRIBUTION</b> The parcel borders the Hogsmill River Strategic Corridor (All London Green Grid) and locally designated Green Chain, the parcel makes a contribution to this criterion.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>CONTRIBUTION</b> The parcel makes a contribution overall, reflecting its contribution to London's structure and facilities and, as part of strategic Green Infrastructure
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b>  What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	<b>LIMITED CONTRIBUTION</b>  No role in this location given the enclosed character of the parcel.

Appendix A: Parcel Assessments – MOL13

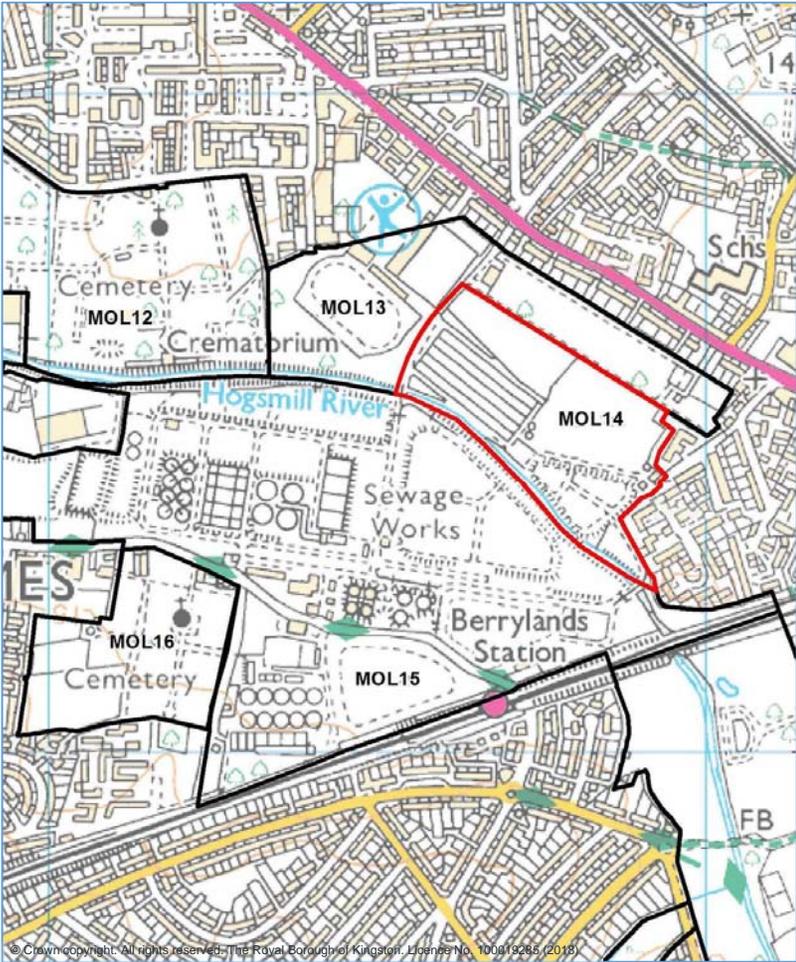
Topic	Criteria	MOL13 Assessment
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel has no strategic role in the separation of settlements, although locally the parcel (in combination with others to the west and south east [MOL12 and MOL14 to MOL16]) provides separation between Kingston upon Thames and Norbiton/New Malden.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location being enclosed land which has no connection to the open countryside.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location given separation from a Conservation Area.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel in combination with land to the south east (parcels MOL12 to MOL16) is unlikely to assist regeneration because of the limited extent of the land and diversity of existing land uses.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel does not meet any Green Belt purposes strategically, but does have a local contribution in respect of the separation of Kingston upon Thames and its suburbs.</p>
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>Surrounded by medium density housing to the northeast. Bordering further parcels of MOL to the south and west.</p>

**Appendix A: Parcel Assessments – MOL13**

Topic	Criteria	MOL13 Assessment
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Public access to recreation and sports grounds. Designated as Metropolitan Open Land.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Area of Archaeological Significance at the sports grounds to the north.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Part of the Green Chain.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No

**Parcel MOL14 – land to the northwest of California Road and England Way.**

Allotments and brownfield land (formerly sewage works) with rough grassland, scrub / riparian scrub along Hogsmill River. There are stadium buildings to the northwest, sports pavilions towards the centre and at tennis courts to the south east. The parcel is influenced by medium density housing to the south east with some open views across from the adjacent playing fields.





Appendix A: Parcel Assessments – MOL14

Topic	Criteria	MOL14 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>CONTRIBUTION</b> The parcel is distinct from medium/high density housing development to the north and east, and is part of wider suite of parcels which form the context for the Hogsmill River.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>LIMITED CONTRIBUTION</b> The parcel contains allotments which are of local importance only.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>CONTRIBUTION</b> The parcel is part covered (southern corner) by SINC designation of Borough-wide Grade 1 importance and therefore of Metropolitan value.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>CONTRIBUTION</b> As part of Hogsmill River Strategic Corridor (All London Green Grid) and locally designated Green Chain, the parcel makes a contribution to this criterion. It is recognised that there is currently no public access to the Hogsmill River in this location and that the creation of recreational and biodiversity enhancement opportunities remains an aspiration of the All London Green Grid Strategy.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>CONTRIBUTION</b> The parcel makes a contribution overall, reflecting the presence of a SINC of Grade I importance, contribution to London's structure and being part of strategic Green Infrastructure.
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b>	<b>LIMITED CONTRIBUTION</b> No role in this location given the size and enclosed character of the parcel.

Appendix A: Parcel Assessments – MOL14

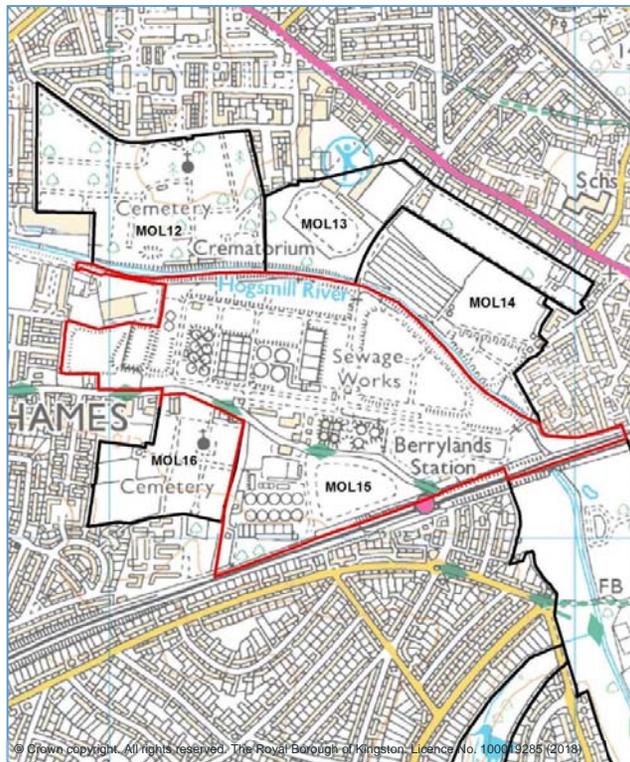
Topic	Criteria	MOL14 Assessment
	What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel has no strategic role in the separation of settlements, although locally the parcel (in combination with others to the west and south east [MOL12/MOL13 and MOL15/MOL16]) provides separation between Kingston upon Thames and Norbiton/New Malden.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location being enclosed land which has no connection to the open countryside.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location given separation from a Conservation Area.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?	<p><b>LIMITED CONTRIBUTION</b></p> <p>Notwithstanding containing brownfield land, the parcel in combination with land to the south east (parcels MOL12/MOL13 and MOL15/MOL16) is unlikely to assist regeneration because of the limited extent of the land and diversity of existing land uses.</p>
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel does not meet any Green Belt purposes strategically, but does have a local contribution in respect of the separation of Kingston upon Thames and its suburbs.</p>
<b>Local Role of the Green Belt</b>		

**Appendix A: Parcel Assessments – MOL14**

Topic	Criteria	MOL14 Assessment
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	Medium density housing to the southeast. Bordering further parcels of MOL to the south and west.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Public access to allotments. Designated as Metropolitan Open Land.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	No
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Part of brownfield area and banks of Hogsmill River form part of a Site of Importance for Nature Conservation (SINC). Part of the Green Chain.
Improving derelict and damaged land	Is there any derelict land in the parcel?	Derelict land at former sewage works to south east of allotments.

**Parcel MOL15 – land between Berrylands Station / rail line and Hogsmill River, bounded to the west by Surbiton Cemetery, Lower Marsh Lane and built development along Buckingham Road, Auckland Road and Chapel Mill Road, extending along Athelstan Road to Villiers Road.**

The parcel is mainly dedicated to sewage works which includes areas of amenity grassland, mature trees with additional areas of rough grassland and scattered scrub, and riparian scrub along the Hogsmill River. By contrast to the west, there is a formal area of open amenity grassland, Children’s play area and avenue of trees at Villiers Road. Industrial buildings to the northwest of the parcel. Occasional detached and semi-detached housing set in garden grounds adjacent to Surbiton Cemetery and along Lower Marsh Lane. Infrastructure associated with sewage works across the eastern half of the parcel including ponds, reservoirs and industrial buildings. A footpath bisects the parcel at Lower Marsh Lane. Views generally views restricted by vegetation and built elements.



Appendix A: Parcel Assessments – MOL15



Appendix A: Parcel Assessments – MOL15

Topic	Criteria	MOL15 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>CONTRIBUTION</b> Whilst the parcel contains a significant degree of built development, there is extensive operational land which has a more open character. Part of this land, along with a wider suite of parcels (MOL12 to MOL14) forms part of the southerly context for the Hogsmill River.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>CONTRIBUTION</b> Lower Marsh Lane bisects the site. This is the route of the London Loop Long Distance Footpath.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>CONTRIBUTION</b> The parcel is part covered (south, east and northerly extents) by SINC designation of Borough-wide Grade 1 importance and therefore of Metropolitan value, though it is considered unlikely that developed part of the site serves nature conservation purposes. The London Loop Long Distance Footpath bisects the site, but doesn't allow access to most of this parcel.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>CONTRIBUTION</b> As part of Hogsmill River Strategic Corridor (All London Green Grid) and locally designated Green Chain, the parcel contributes to this criterion. Much of the parcel is covered by built development and it is recognised that there is currently no public access to the Hogsmill River in this location due to the inaccessible nature of the Sewage Works. The creation of recreational and biodiversity enhancement opportunities remains an aspiration of the All London Green Grid Strategy.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>CONTRIBUTION</b> The parcel is part covered (southern corner) by a SINC designation (of Borough-wide Grade 1 importance) and therefore of Metropolitan value.

Appendix A: Parcel Assessments – MOL15

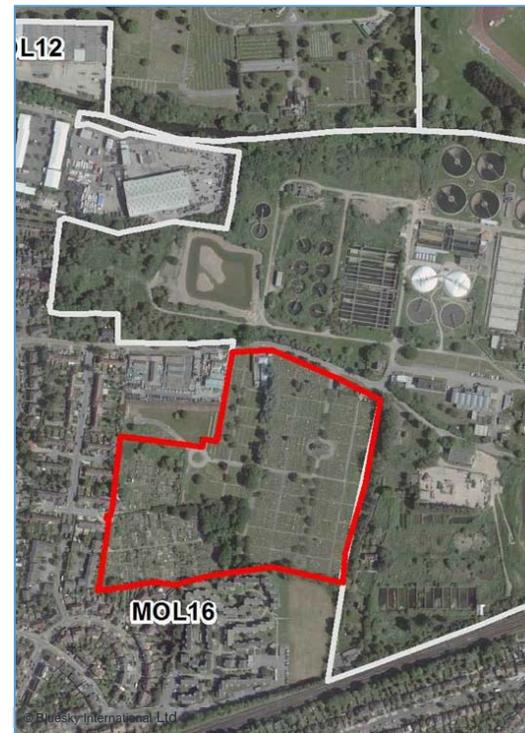
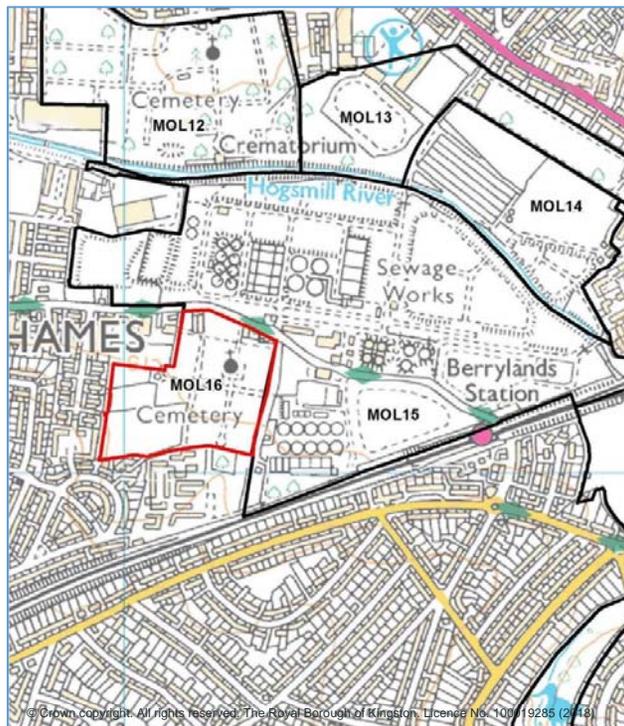
Topic	Criteria	MOL15 Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel has no strategic role in the separation of settlements, although locally the parcel (in combination with surrounding land [MOL12 to MOL4 and MOL16]) provides separation between Kingston upon Thames and Norbiton/New Malden.</p>
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location being enclosed land which has no connection to the open countryside.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location given separation from a Conservation Area.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>Notwithstanding containing brownfield land, the parcel in combination with surrounding land (parcels MOL12 to MOL14 and MOL16) is unlikely to assist regeneration because of the limited extent of the land and diversity of existing land uses.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel in combination with surrounding land (parcels MOL12 to MOL14 and MOL16) is unlikely to assist regeneration because of the limited extent of the land and diversity of existing land uses.</p>

Appendix A: Parcel Assessments – MOL15

Topic	Criteria	MOL15 Assessment
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<b>LIMITED CONTRIBUTION</b> The parcel does not meet any Green Belt purposes strategically, but does have a local contribution, in combination with adjacent parcels, in respect of the separation of Kingston upon Thames and its suburbs.
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	Formerly Norbiton Common, the main settlement is located to the west. Bordering further parcels of MOL to the north, west and southeast.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Public access along Lower Marsh Lane (part of the London Loop long distance walk). No public access to sewage works. Designated as Metropolitan Open Land.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Area of Archaeological Significance north east of Berrylands Station.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Site of Importance for Nature Conservation (SINC) along Hogsmill River and to west, east and southeast of the main sewage works. Part of the Green Chain.
Improving derelict and damaged land	Is there any derelict land in the parcel?	Pockets of brownfield land to the north and south of Lower Marsh Lane, some coincidental with SINC designation.

**Parcel MOL16 – land between Lower Marsh Lane and the Southwestern Rail Line, bounded to the west by built development along Addison Gardens / Minstrel Gardens, to the east by Hogsmill Sewage Treatment Works, to the south by built development along Hill Crescent / Hillside Road and Kingston University Halls of Residence and to the north by Lower Marsh Lane.**

A cemetery bordered by mature trees mainly laid out along formal geometric paths. There are scattered trees and shrubs and occasional avenues of trees within the cemetery. Allotments are located to the southwest of the parcel with small woodland block towards the south-centre of the parcel. Area of amenity grassland to the south of the parcel adjacent to Kingston University Halls of Residence with rough grassland and scrub north of the allotments. Built development includes a mortuary building within the cemetery, industrial buildings to the northwest of the parcel, a Sikh temple on the northern edge and a detached dwelling with garden grounds at the main entrance to cemetery. Generally flat topography with a slight gradient towards Hogsmill River to the north. Views restricted by vegetation and built elements.





Topic	Criteria	MOL16 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<p><b>CONTRIBUTION</b></p> <p>The parcel is distinct from adjacent medium/high density housing development to the west and south west and therefore contributes to the structure of London.</p>
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<p><b>CONTRIBUTION</b></p> <p>The parcel comprises Surbiton Cemetery which is a locally, and potentially strategically, significant facility. Allotments to the south west of the parcel are potentially a significant local</p>

Appendix A: Parcel Assessments – MOL16

Topic	Criteria	MOL16 Assessment
		resource.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>SIGNIFICANT CONTRIBUTION</b> The parcel is part covered (south, east and northerly extents) by SINC designation of Borough-wide Grade 1 importance and therefore of Metropolitan value.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>CONTRIBUTION</b> The parcel is part of the wider Green Chain in this locality.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>SIGNIFICANT CONTRIBUTION</b> The parcel makes a significant contribution to MOL criteria overall, reflecting its distinct character and SINC designation.
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b> What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	<b>LIMITED CONTRIBUTION</b> No role in this location given the size and enclosed character of the parcel.
To prevent neighbouring towns from merging into one another	<b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b> What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?	<b>LIMITED CONTRIBUTION</b> The parcel has no strategic role in the separation of settlements, although locally the parcel (in combination with others to the south east [MOL12 to MOL15]) provides separation between Kingston upon Thames and Norbiton/New Malden.
To assist in safeguarding the countryside from encroachment	<b>Protect the openness of the countryside and its perceived rurality.</b> What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<b>LIMITED CONTRIBUTION</b> No role in this location being enclosed land which has no connection to the open countryside.

Appendix A: Parcel Assessments – MOL16

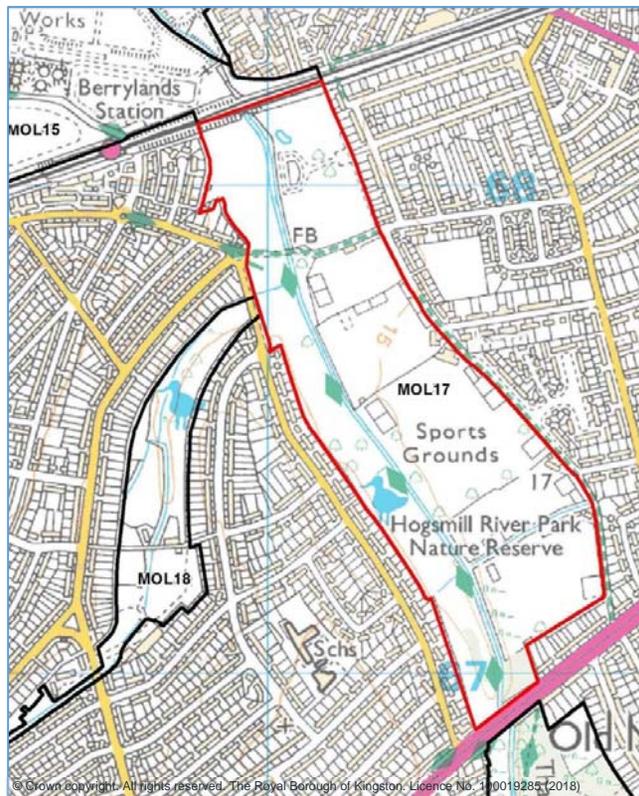
Topic	Criteria	MOL16 Assessment
To preserve the setting and special character of historic towns	<b>Preserves the setting and character of an historic town.</b> What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	<b>LIMITED CONTRIBUTION</b> No role in this location given separation from a Conservation Area.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?	<b>LIMITED CONTRIBUTION</b> The parcel in combination with land to the north and north west (parcels MOL12 to MOL15) is unlikely to assist regeneration because of the limited extent of the land and diversity of existing land uses.
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<b>LIMITED CONTRIBUTION</b> The parcel does not meet any Green Belt purposes strategically, but does have a local contribution, in combination with adjacent land, in respect of the separation of Kingston upon Thames and its suburbs.
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	To the east of Norbiton. Contains elements of developed infrastructure including industrial buildings. Bordering further parcels of MOL to the south and east.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Cemetery / Crematorium open to the general public. Some public access to industrial units. Designated as Metropolitan Open Land.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Does not form part of the setting of a sensitive landscape.

**Appendix A: Parcel Assessments – MOL16**

Topic	Criteria	MOL16 Assessment
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Part of the Green Chain.
Improving derelict and damaged land	Is there any derelict land in the parcel?	Semi-derelict land between industrial units and allotments.

**Parcel MOL17 – land between Malden Way / A3 and the Southwestern Rail Line, bounded to the west by built development along Elmbridge Avenue / Surbiton Hill Park / Rose Walk, to the east by built development along South Park Grove, Windsor Avenue and Oxford Crescent, to the south by built development along Hill Woodies Lane.**

A relatively large linear parcel comprising series of recreational fields with woodland belts and amenity grass land areas to the west. Recreational areas are formally set out as sports pitches, separated by lines of mature trees. The area to the west is more informal and follows the sinuous curves of the Hogsmill River. Built development within the parcel includes pavilion and sports buildings, paved roads and paths and car parking areas. Generally flat topography with a slight gradient towards Hogsmill River. Views are open in places, but generally restricted by vegetation and built elements.



Appendix A: Parcel Assessments – MOL17



Appendix A: Parcel Assessments – MOL17

Topic	Criteria	MOL17 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>SIGNIFICANT CONTRIBUTION</b> Provides the context for a significant stretch of the Hogsmill River in this locality.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>SIGNIFICANT CONTRIBUTION</b> Contains the London Loop strategic footpath and Thames Down Link strategic footpath. Extensive tracts of sports pitches which are locally important.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>SIGNIFICANT CONTRIBUTION</b> SINC (of Grade I Borough importance) along the west side of the Hogsmill River Corridor Hogsmill River Local Nature Reserve [a Borough designation]) and part of the Hogsmill Valley Strategic Corridor mapped as part of the All London Green Grid. Entirely covered as an Area of Archaeological Significance.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>SIGNIFICANT CONTRIBUTION</b> Part of a Green Chain and part of the Hogsmill River Strategic Corridor.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>SIGNIFICANT CONTRIBUTION</b> Makes a Significant Contribution to all MOL criteria
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b>  What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	<b>LIMITED CONTRIBUTION</b>  No role in this location given the enclosed character of the parcel and clear boundaries to surrounding development.

Appendix A: Parcel Assessments – MOL17

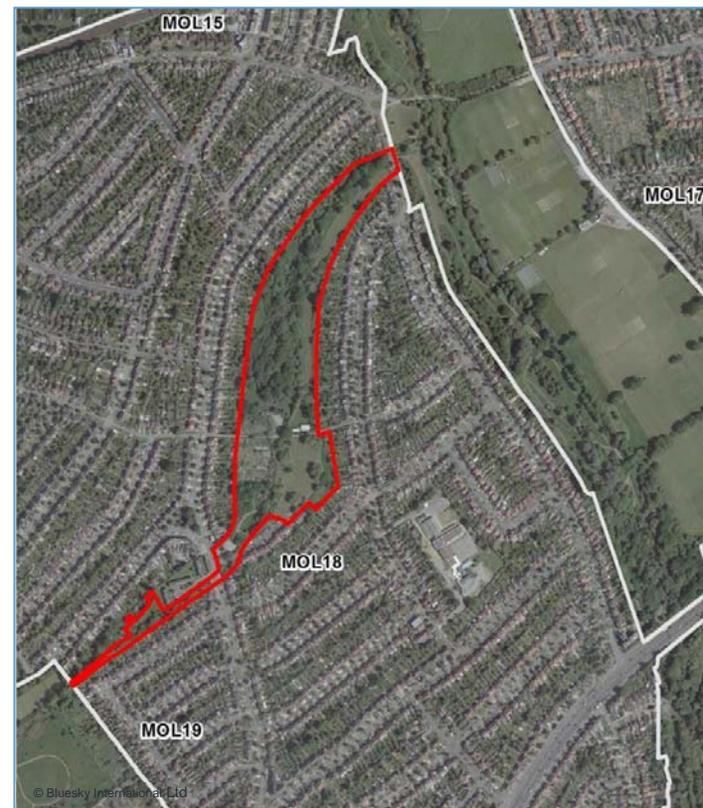
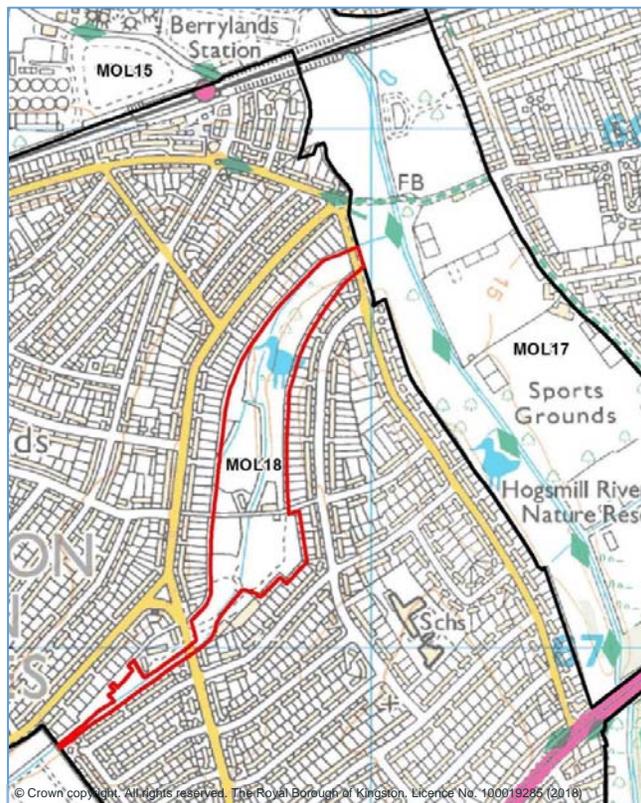
Topic	Criteria	MOL17 Assessment
To prevent neighbouring towns from merging into one another	<b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b> What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?	<b>CONTRIBUTION</b> Locally prevents coalescence of Berrylands and New Malden.
To assist in safeguarding the countryside from encroachment	<b>Protect the openness of the countryside and its perceived rurality.</b> What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<b>CONTRIBUTION</b> Provides a semi-rural setting along the Hogsmill River and a sense of openness across the sports pitches.
To preserve the setting and special character of historic towns	<b>Preserves the setting and character of an historic town.</b> What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	<b>LIMITED CONTRIBUTION</b> No role in this location, not containing or adjacent to a Conservation Area.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?	<b>LIMITED CONTRIBUTION</b> No role in this location given the recreational uses and suburban location of the parcel.
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<b>CONTRIBUTION</b> The parcel is of a sufficient scale to provide a sense of openness in this locality.
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	Borders New Malden and Berrylands. Bordering further parcels of MOL to the south and north.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		

**Appendix A: Parcel Assessments – MOL17**

Topic	Criteria	MOL17 Assessment
Current public access and opportunities to provide access/recreation	What is the degree of existing public access and/or provision of recreational facilities?	Public Footpaths to the north and along the eastern boundary. The Thames Down Link follows the Hogsmill River. Recreational fields publicly accessible.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Forms part of the setting to a Local Area of Special Character to the west.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Wooded areas to the west of the Hogsmill River are designated as a Local Nature Reserve (Elmbridge Meadows) and a Site of Importance for Nature Conservation. Part of the Green Chain.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land in the parcel.

**Parcel MOL18 – land between built development along Raeburn Avenue and built development along Grand Avenue, bounded to the northeast by Elmbridge Avenue and to the south by Meldone Close and built development along Greenfield Avenue.**

A narrow public park following the sinuous curves of Hogsmill River tributary. Riparian trees and woodland are located along the course of the river with some open areas of amenity grassland mostly to the east and south of the parcel. Allotments are situated to the southwest of the parcel. Built development is limited and consists of pavillion buildings / community halls, paved paths and a car parking area. Generally flat topography with a slight gradient towards Hogsmill River tributary with more pronounced gradients to the north of the parcel. Views restricted by vegetation and built elements.





Appendix A: Parcel Assessments – MOL18

Topic	Criteria	MOL18 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>CONTRIBUTION</b> Provides the context for a tributary to the Hogsmill River and is distinct from the surrounding medium-density housing.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>CONTRIBUTION</b> The land is defined as the Hogsmill River Park which is in turn connected to the Hogsmill River Valley.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>SIGNIFICANT CONTRIBUTION</b> Largely designated as a SINC (Hogsmill Valley of Grade I importance) and LNR.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>CONTRIBUTION</b> Not identified as a part of a Green Chain, but the land is defined as the Hogsmill River Park which is in turn connected to the Hogsmill River Valley. As such it is part of connected Green Infrastructure.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>SIGNIFICANT CONTRIBUTION</b> The parcel overall makes a significant contribution to MOL criteria, reflecting its local and strategic function as a recreational and biodiversity resource.
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b>  What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	<b>LIMITED CONTRIBUTION</b> No role in this location given the enclosed character of the parcel and clear boundaries to surrounding development.

Appendix A: Parcel Assessments – MOL18

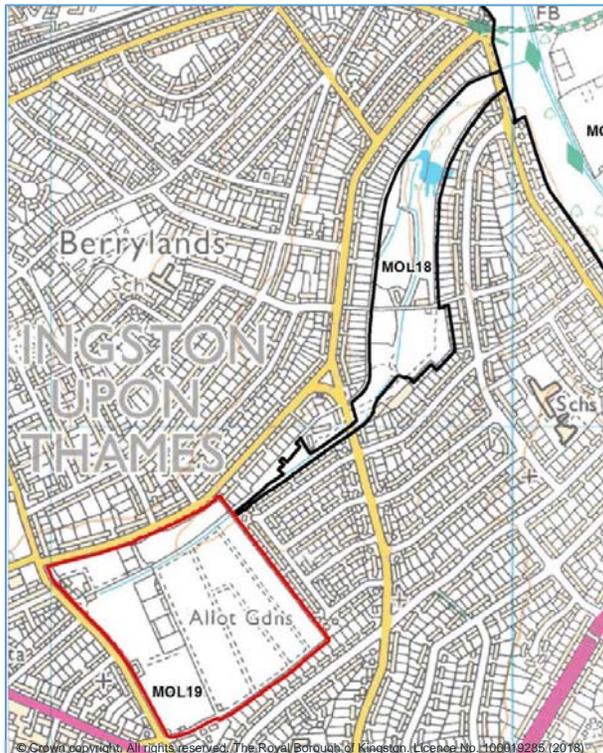
Topic	Criteria	MOL18 Assessment
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>CONTRIBUTION</b></p> <p>Locally forms a green wedge between the suburbs of Berrylands and Tolworth to the south.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>CONTRIBUTION</b></p> <p>Open and wooded areas within the parcel contribute to a sense of openness, connected to wider open land along the Hogsmill Valley to the east.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location given no connection with a Conservation Area.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location given the size of the parcel and its enclosed character.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p><b>CONTRIBUTION</b></p> <p>The parcel connects with open land to the east associated with the Hogsmill Valley and locally forms a green wedge between the suburbs of Berrylands and Tolworth.</p>
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>Forms part of the separation between Berrylands and Tolworth. Part of a larger connection of MOL to the east along the Hogsmill River.</p>
<b>Opportunities to Promote Positive Use of the Green Belt</b>		

**Appendix A: Parcel Assessments – MOL18**

Topic	Criteria	MOL18 Assessment
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Open to the general public as a public park. Allotments available to members of the local community. Designated as Metropolitan Open Land. Not part of the Green Chain (potential for designation as such?)
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Does not form part of the setting of a sensitive landscape.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Area to the north of Stirling Walk designated as a Site of Importance for Nature Conservation and a Local Nature Reserve.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land within parcel.

**Parcel MOL19 – land between Alexandra Drive and built development along Elgar Avenue, bounded to the west by King Charles’ Road and to the east by built development along Endway and extending to the north of Northcote Avenue to Edith Gardens and Raeburn Avenue.**

An open area predominantly laid out as a series of recreational fields with an area of allotments to the southeast. Vegetation includes amenity grassland and sports pitches, divided on a geometric basis by hedging and mature trees with some riparian trees along the Hogsmill River tributary to the north, especially in the narrow wedge to the northeast of the parcel. A pond, specimen trees, elevated mound and curving path forms the Millennium Green towards the centre of the parcel. There are some pavillion buildings and storage sheds as well as informal sheds at the allotments. Rough grassland with scrub presents a semi-derelict area between rear gardens at Endway and the edge of the Millennium Green. Generally flat topography with a slight gradient towards Hogsmill River tributary. Views restricted by vegetation and built elements.



Appendix A: Parcel Assessments – MOL19



**Appendix A: Parcel Assessments – MOL19**

Topic	Criteria	MOL19 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>CONTRIBUTION</b> The parcel contrasts with surrounding built development and contains a tributary of the Hogsmill River.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>CONTRIBUTION</b> No strategic contribution, although the parcel is laid out as a park (Alexandra Park), sports facilities and allotments, all of which are of local significance.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>CONTRIBUTION</b> Not of strategic significance, but recreational and informal open space for the surrounding areas of Tolworth and Surbiton.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>CONTRIBUTION</b> Linked to the wider Green Infrastructure network by way of being linked via a tributary of the Hogsmill River.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>SIGNIFICANT CONTRIBUTION</b> The parcel contributes to all MOL criteria and therefore cumulatively makes a significant contribution.
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b> What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	<b>LIMITED CONTRIBUTION</b> No role in this location given the enclosed character of the parcel and clear boundaries to surrounding development.

**Appendix A: Parcel Assessments – MOL19**

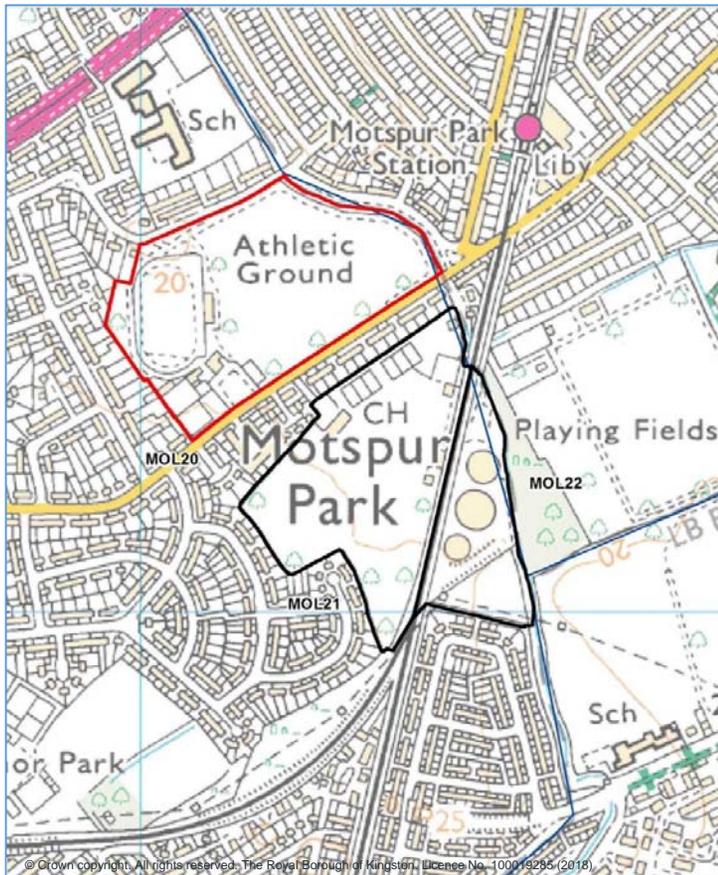
Topic	Criteria	MOL19 Assessment
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>CONTRIBUTION</b></p> <p>Locally, and in combination with land to the east (MOL18), forms part of a green wedge between the areas of Berrylands and Tolworth.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel is unrelated to wider open land, but locally contributes to a degree of openness within the context of medium-density suburban housing.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>Adjacent to the Fishponds Park Conservation Area, but the relationship is not strong.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location given size and land use.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p><b>CONTRIBUTION</b></p> <p>Overall the parcel makes a contribution to Green Belt purposes by virtue of its scale and function as part of a locally significant green wedge.</p>
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>Forming a boundary between settlement areas along the Hogsmill tributary. Part of a larger connection of MOL to the east, north and south along Hogsmill River.</p>
<b>Opportunities to Promote Positive Use of the Green Belt</b>		

**Appendix A: Parcel Assessments – MOL19**

Topic	Criteria	MOL19 Assessment
Current public access and opportunities to provide access/recreation	What is the degree of existing public access and/or provision of recreational facilities?	Open to the general public as a public park. Allotments available to members of the local community. Designated as Metropolitan Open Land.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Does not form part of the setting of a sensitive landscape – although adjacent to Fishponds Park Conservation Area.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Site of Importance for Nature Conservation in the wedge to the northeast of the parcel.
Improving derelict and damaged land	Is there any derelict land in the parcel?	Semi-derelict land between rear gardens at Endway and the edge of the Millennium Green.

**Parcel MOL20 – land between Blakes Lane and Motspur Park, bounded to the west by built development along Blakes Avenue and to the east by West Barnes Lane**

An open area predominantly laid out as a series of football pitches. Vegetation is formal within the parcel and includes amenity grassland on the pitches and mature trees along the boundary. A stadium is situated towards the west of the parcel and a large building with car parking areas, a series of lawns and outbuildings is situated to the southwest. A covered pitch is located to the north of the parcel. Views are restricted by mature boundary trees and built elements, but possible open views in winter months.





Topic	Criteria	MOL20 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>CONTRIBUTION</b> Clearly separate from the surrounding medium-density suburban housing. Also, when considered in the wider context of a (currently disused) private sports ground to the south and thence to extensive open space in Merton Borough to the east, the structural role is clearer.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>CONTRIBUTION</b> Potentially of strategic importance - Fulham FC training ground.

Appendix A: Parcel Assessments – MOL20

Topic	Criteria	MOL20 Assessment
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>LIMITED CONTRIBUTION</b> No features recorded.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>CONTRIBUTION</b> The parcel is designated as part of a Green Chain. Its Green Infrastructure role in itself is unclear although this is stronger in the wider context of a (currently disused) private sports ground to the south and thence to extensive open space in Merton Borough to the east.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>CONTRIBUTION</b> Contributes to structural, recreational and potentially green infrastructure criteria.
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b> What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	<b>LIMITED CONTRIBUTION</b> No role in this location given the enclosed character of the parcel and clear boundaries to surrounding development.
To prevent neighbouring towns from merging into one another	<b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b> What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?	<b>LIMITED CONTRIBUTION</b> There is no clear strategic role in this location given the scale and enclosed character of the parcel, although locally in combination with land to the south east, the parcel is part of a green wedge between the suburbs of Motspur Park and Raynes Park.
To assist in safeguarding the countryside from encroachment	<b>Protect the openness of the countryside and its perceived rurality.</b> What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<b>LIMITED CONTRIBUTION</b> The parcel makes no contribution given the enclosed suburban character of the land.

Appendix A: Parcel Assessments – MOL20

Topic	Criteria	MOL20 Assessment
To preserve the setting and special character of historic towns	<b>Preserves the setting and character of an historic town.</b> What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	<b>LIMITED CONTRIBUTION</b> There is no relationship with a Conservation Area.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?	<b>LIMITED CONTRIBUTION</b> No role in this location given its size and suburban context.
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<b>LIMITED CONTRIBUTION</b> The parcel makes no clear strategic contribution against any Green Belt purposes. There is a potential local contribution in respect of a wider, locally important, green wedge (hence separation) function.
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	The parcel is surrounded medium-density suburban development and is part of this character.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Private access only.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Does not form part of the setting of a sensitive landscape.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Designated as part of a Green Chain.
Improving derelict and damaged land	Is there any derelict land in the parcel?	There is no derelict land within the parcel.

**Parcel MOL21 – land between built development along Motspur Park and the Motspur Park rail line, bounded to the southwest by built development along Ancaster Crescent and Bargate Close and to the northeast by Beverley Brook.**

A compact, open area of former sports ground consisting of amenity grassland and mature trees along the boundary of the parcel. Limited development within the parcel includes surfaced tennis courts to the northeast and a paved parking area with some large sheds on the site of a demolished building. Views are restricted by mature boundary trees and surrounding housing. Relatively flat topography.





Appendix A: Parcel Assessments – MOL21

Topic	Criteria	MOL21 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>CONTRIBUTION</b> Clearly separate from the surrounding medium-density suburban housing. Also, when considered in the wider context of a (currently disused) private sports ground to the south and thence to extensive open space in Merton Borough to the east, the structural role is clearer. There is also a slight connection with open space to the south west of the parcel (Manor Park).
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>CONTRIBUTION</b> Potentially of strategic importance – acquired as Fulham FC training ground.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>LIMITED CONTRIBUTION</b> No features recorded.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>CONTRIBUTION</b> The parcel is designated as part of a Green Chain. Its Green Infrastructure role is limited in itself but is stronger in the wider context of extensive open space in Merton Borough to the east.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>CONTRIBUTION</b> Contributes to structural, recreational and potentially green infrastructure criteria.
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b>  What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	<b>LIMITED CONTRIBUTION</b> No role in this location given the enclosed character of the parcel and clear boundaries to surrounding development.

Appendix A: Parcel Assessments – MOL21

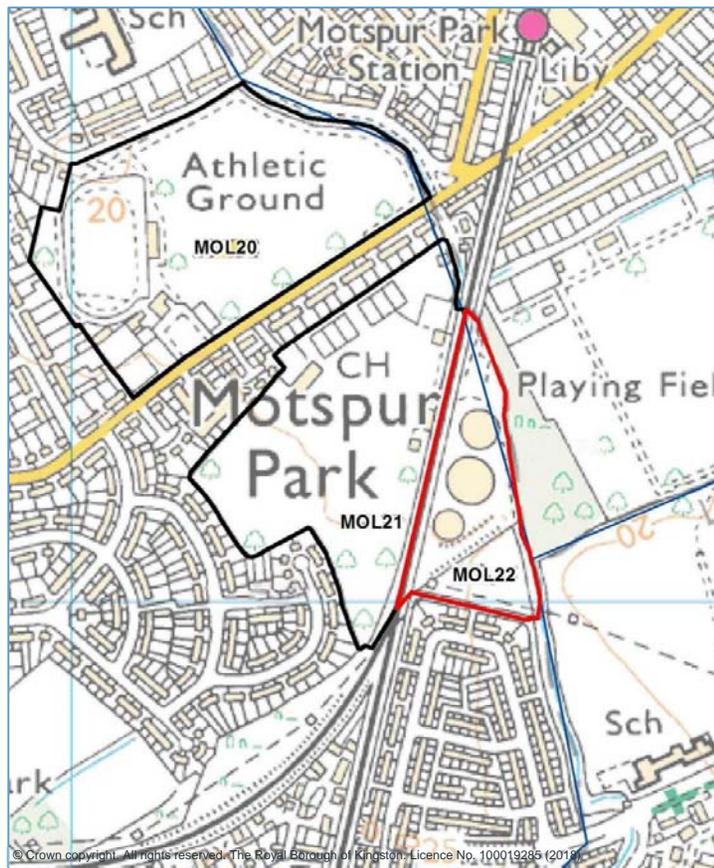
Topic	Criteria	MOL21 Assessment
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>CONTRIBUTION</b></p> <p>There is no clear strategic role in this location given the scale and enclosed character of the parcel, although locally in combination with land to the south east, the parcel is part of a green wedge between the suburbs of Motspur Park and Raynes Park.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel makes no contribution given the enclosed suburban character of the land.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>There is no relationship with a Conservation Area.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location given its size and suburban context.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p><b>CONTRIBUTION</b></p> <p>The parcel makes no clear strategic contribution against any Green Belt purposes. There is a potential local contribution in respect of a wider, locally important, green wedge (hence separation) function.</p>
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>The parcel is surrounded by settlement, is connected between dwellings to a further sports ground to the north and there are further MOL areas to the east of the adjoining rail line.</p>

**Appendix A: Parcel Assessments – MOL21**

Topic	Criteria	MOL21 Assessment
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Recently acquired by football club to the north and restricted to members. Designated as Metropolitan Open Land.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Does not form part of the setting of a sensitive landscape.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	None.
Improving derelict and damaged land	Is there any derelict land in the parcel?	Area unused / semi-derelict but recently acquired by a football club.

**Parcel MOL22 – land between Beverley Brook and the Motspur Park rail line, bounded to the south by built development along Kingshill Avenue and extending along Beverley Brook adjacent to Kingshill Avenue.**

A compact triangular parcel consisting of a gasometer site and allotments. Vegetation includes amenity grassland at the base of gasometers and scrub woodland to the south of the parcel surrounding the small allotment area and extending along the Beverley Brook to the rear of gardens and dwellings at Kingshill Avenue. An electricity pylon is located to the west of the allotments. Flat topography.



Appendix A: Parcel Assessments – MOL22

Topic	Criteria	MOL22 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>CONTRIBUTION</b> Whilst of a small scale and high degree of enclosure, the parcel is related to extensive open space in Merton Borough to the east, and notwithstanding the developed character of the parcel, the contribution to wider structure of the locality is clear.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>LIMITED CONTRIBUTION</b> No strategic facilities. Locally important allotments.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>SIGNIFICANT CONTRIBUTION</b> Part SINC (covering the allotments) and forms the western boundary of Beverley Brook Strategic Corridor identified in the All London Green Grid.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>SIGNIFICANT CONTRIBUTION</b> Designated as a Green Chain. Part of the Beverley Brook Strategic Corridor. Linked to extensive MOL to the east (Merton Borough).
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>SIGNIFICANT CONTRIBUTION</b> Makes a Significant Contribution as part of the context for strategic asset (Beverley Brook Strategic Corridor) and wider Green Infrastructure.
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b>  What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	<b>LIMITED CONTRIBUTION</b>  No role in this location given the enclosed character of the parcel and clear boundaries to surrounding development.

Appendix A: Parcel Assessments – MOL22

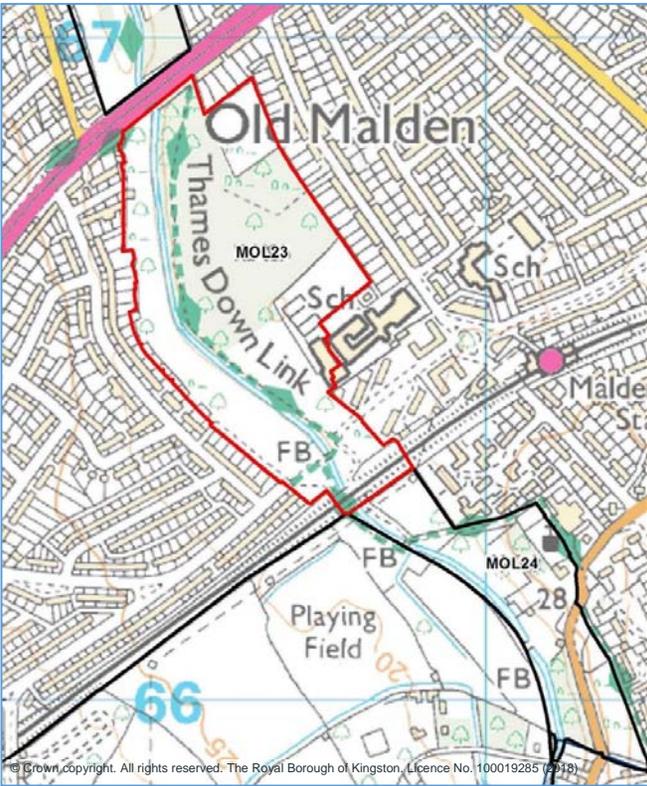
Topic	Criteria	MOL22 Assessment
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>CONTRIBUTION</b></p> <p>Forms part of a wider, locally significant, green wedge which is largely to the east in Merton Borough between the suburbs of West Barnes and Morden Park/Worcester Park.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location given the enclosed character of the parcel and separation from open countryside.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No connection with a Conservation Area.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>Notwithstanding the presence of disused structures on the site the parcel is too small to encourage wider regeneration.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p><b>CONTRIBUTION</b></p> <p>The parcel forms part of wider green wedge between the suburbs of West Barnes and Morden Park/Worcester Park.</p>
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>The parcel forms an isolated industrial 'island' amongst surrounding parcels of MOL but prevents coalition between West Barnes and Worcester Park.</p>

**Appendix A: Parcel Assessments – MOL22**

Topic	Criteria	MOL22 Assessment
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	No public access to gasometers. Community access to allotments.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Does not form part of the setting of a sensitive landscape.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Site of Importance for Nature Conservation along the Beverley Brook and at the allotments and surrounding scrub woodland.
Improving derelict and damaged land	Is there any derelict land in the parcel?	Gasometers are now disused and are semi-derelict.

**Parcel MOL23 – land between built development along Manor Drive North and Southwood Drive. Bounded to the north by Kingston Bypass / Malden Way and built development along Elm Close, and bounded to the south by built development along Sheephouse Way and the Chessington Branch rail line.**

A green open space spanning both sides of Hogsmill River with allotments to the northeast of the parcel. The parcel contains woodland clumps and belts (some riparian along the river), mature specimen trees and amenity grassland areas. There is a children’s play area to the south of the parcel and school playing field to the southeast. Sheds and poly-tunnels denote informal development at the allotments and a path following the river links to a paved path around the children’s play area. Flat topography.





Appendix A: Parcel Assessments – MOL23

Topic	Criteria	MOL23 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>SIGNIFICANT CONTRIBUTION</b> Forming the context for the Hogsmill River. Connected to parcels to the north and south along the Hogsmill River forming a well-maintained parkland buffer.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>SIGNIFICANT CONTRIBUTION</b> Accessible open space designated as the Hogsmill River Park serving significant areas surrounding suburbs (Tolworth and Old Malden). Part of the London Loop and Thames Down Link footpaths. Strategic cycling network runs through (Sheephouse Way).
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>SIGNIFICANT CONTRIBUTION</b> Largely designated as a SINC (of Grade I Borough importance). Designated as an Area of Archaeological Significance.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>SIGNIFICANT CONTRIBUTION</b> Designated as a Green Chain. Part of the Beverley Brook Strategic Corridor.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>SIGNIFICANT CONTRIBUTION</b> Makes a significant contribution to all MOL criteria
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b>  What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	<b>LIMITED CONTRIBUTION</b>  No role in this location given the enclosed character of the parcel and clear boundaries to surrounding development.

Appendix A: Parcel Assessments – MOL23

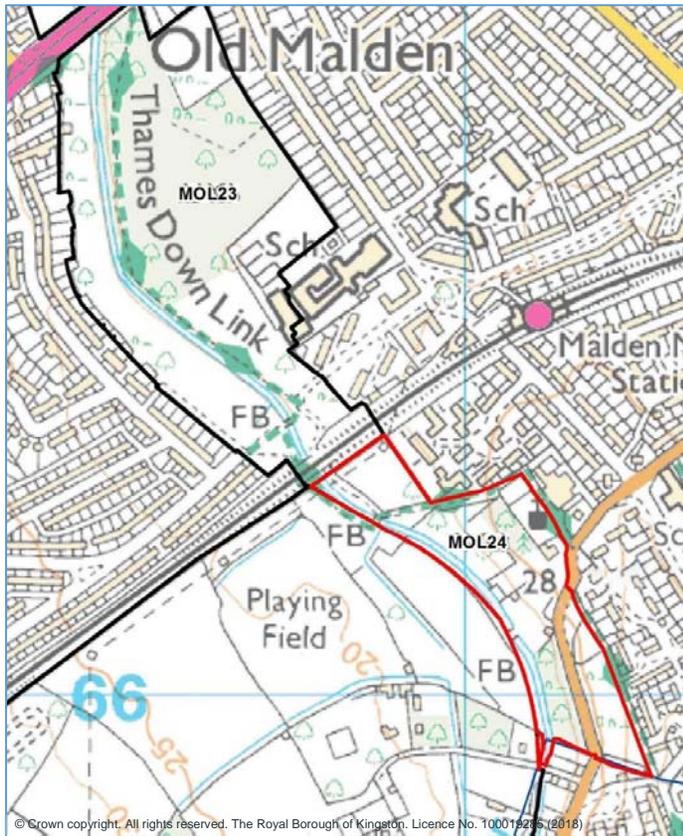
Topic	Criteria	MOL23 Assessment
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>CONTRIBUTION</b></p> <p>Strategically part of a green wedge associated with the Hogsmill River. Locally prevents the coalescence of Tolworth and Old Malden.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>CONTRIBUTION</b></p> <p>Provides a semi-rural setting along the Hogsmill River and a sense of openness.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location, although Old Malden Conservation is located to the south beyond the railway line.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location given the recreational uses and suburban location of the parcel.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p><b>CONTRIBUTION</b></p> <p>The parcel is of a sufficient scale to provide a sense of openness in this locality also separating adjacent suburbs. Connected to parcels to the north (MOL17) and south (MOL24) which in turn are part of a wider strategic wedge along the Hogsmill Valley.</p>
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>Locally forms part of the context for areas fringing the Hogsmill Valley.</p>
<b>Opportunities to Promote Positive Use of the Green Belt</b>		

**Appendix A: Parcel Assessments – MOL23**

Topic	Criteria	MOL23 Assessment
Current public access and opportunities to provide access/recreation	What is the degree of existing public access and/or provision of recreational facilities?	Thames Down Link follows the river and forms part of the London Loop walking route. Path, parkland and play areas publicly accessible. Community access to allotments. Metropolitan Open Land.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Forms part of the Hogsmill Valley Area of Archaeological Significance.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Designated as a Site of Importance for Nature Conservation (except allotments, school sports field and children's play area). Local Nature Reserve. Part of a Green Chain.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

**Parcel MOL24 – land between the Chessington Branch rail line and built development along Barrow Hill / Old Malden Lane, bounded to the east by built development along Percy Gardens / Church Road / Vicarage Close / Paddock Close / Tamesis Gardens and to the west by the Hogsmill River.**

An expanse of woodland and open garden grounds to the east of Hogsmill River. Allotments are located to the northwest of the parcel. Other vegetation includes woodland clumps and belts, some riparian along the river, mature specimen trees and grassland garden areas. Built development is scattered and comprises cemetery grounds, a church and a large farmhouse building. There is also a pylon to the north of the parcel and Church Road passes through the parcel roughly south to northeast. The parcel gently slopes towards Hogsmill River.





Appendix A: Parcel Assessments – MOL24

Topic	Criteria	MOL24 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>SIGNIFICANT CONTRIBUTION</b> Forms part of the context for the Hogsmill River which is a strategic asset (defined in the All London Green Grid)
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>SIGNIFICANT CONTRIBUTION</b> Includes part of the London Loop and Thames Down Link footpaths which are strategically significant routes.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>SIGNIFICANT CONTRIBUTION</b> Largely designated as a SINC (of Grade I Borough importance). Designated as an Area of Archaeological Significance.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>SIGNIFICANT CONTRIBUTION</b> Designated as a Green Chain and strategically part of the Hogsmill Valley Strategic Corridor.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>SIGNIFICANT CONTRIBUTION</b> Makes a Significant Contribution to all MOL criteria, notably as part of the Hogsmill Valley Strategic Corridor.
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b>  What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	<b>LIMITED CONTRIBUTION</b>  No role in this location given the enclosed character of the parcel and clear boundaries to surrounding development.
To prevent neighbouring towns from merging into one another	<b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b>	<b>CONTRIBUTION</b>

Appendix A: Parcel Assessments – MOL24

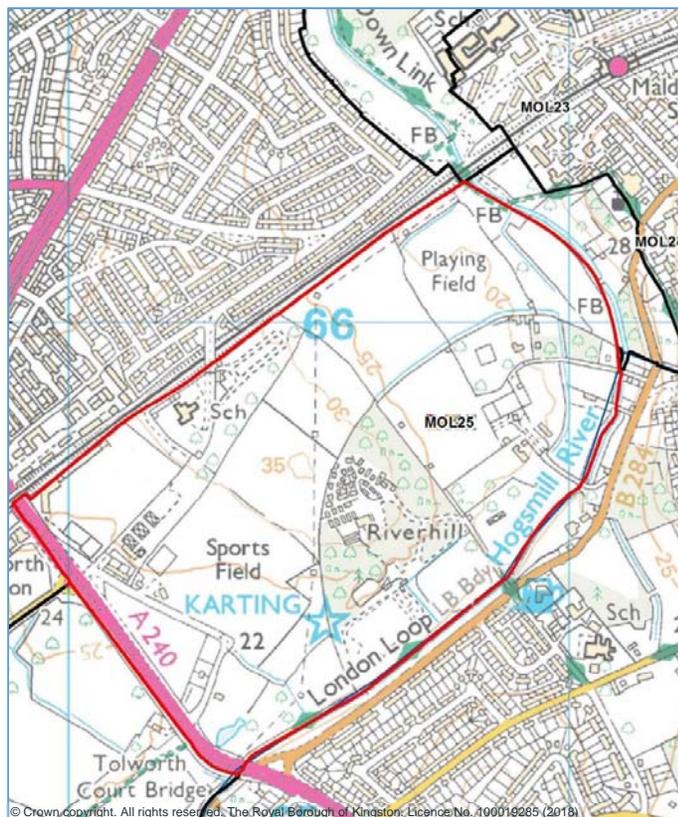
Topic	Criteria	MOL24 Assessment
	What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?	Strategically part of a green wedge associated with the Hogsmill River. Locally prevents the coalescence of Tolworth and Old Malden.
To assist in safeguarding the countryside from encroachment	<b>Protect the openness of the countryside and its perceived rurality.</b> What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<b>CONTRIBUTION</b> Provides a semi-rural setting along the Hogsmill River and a sense of openness, along with open land along the Hogsmill River to the north (parcel MOL23) and south west (MOL25).
To preserve the setting and special character of historic towns	<b>Preserves the setting and character of an historic town.</b> What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	<b>SIGNIFICANT CONTRIBUTION</b> Forms part of the Old Malden Conservation Area and is integral to the setting of the area.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?	<b>LIMITED CONTRIBUTION</b> No role in this location given the size and enclosure of the parcel.
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<b>SIGNIFICANT CONTRIBUTION</b> The parcel is integral to the setting of Old Malden Conservation Area and connects with surrounding parcels to form a semi-rural setting associated with the Hogsmill River Valley.
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	The parcel forms to south westerly context to an edge to Old Malden.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		

**Appendix A: Parcel Assessments – MOL24**

Topic	Criteria	MOL24 Assessment
Current public access and opportunities to provide access/recreation	What is the degree of existing public access and/or provision of recreational facilities?	Mostly private land, but the Thames Down Link cuts across the north of the parcel and travels along Church Road. Church and cemetery publicly accessible. Connects to the London Loop walking route. Part of Metropolitan Open Land.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Forms part of the Old Malden Area of Archaeological Significance. Largely covered by the Old Malden Conservation Area.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Area outside private grounds, Church Road and cemetery designated as a Site of Importance for Nature Conservation. Northern tip designated as Local Nature Reserve. Part of a Green Chain.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

**Parcel MOL25 – land between the Chessington Branch rail line and Worcester Park Road / Old Malden Lane, bounded to the west by Kingston Road and to the east by the Hogsmill River.**

A relatively large parcel consisting of open sports pitches, an allotment area and scattered built development. Allotments are allocated to the north of the parcel and other vegetation comprises woodland clumps and belts, some riparian along the river, open meadow to the east and amenity grassland on sports pitches. Mixed development comprises a primary school, commercial sheds, car parking areas and semi-detached / detached housing with gardens, a wooded mobile home park, commercial buildings / hardstanding, go-carting track, detached dwellings, and stables. Sports pitches and tennis courts fill large areas between the scattered development. Pylons cross the parcel from the southwest. The topography gently slopes to the east and south towards Hogsmill River.



Appendix A: Parcel Assessments – MOL25



Appendix A: Parcel Assessments – MOL25

Topic	Criteria	MOL25 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>SIGNIFICANT CONTRIBUTION</b> The parcel is of a scale and open character that is distinct from the surrounding medium-density suburban development. It forms the northwesterly context for the Hogsmill River Strategic Corridor (identified as part of the All London Green Grid).
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>SIGNIFICANT CONTRIBUTION</b> The parcel contains the extensive sports facilities of Kingston University and contains part of the London Loop which is a strategic route.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>SIGNIFICANT CONTRIBUTION</b> Designated as a SINC (of Grade I Borough importance) across approximately one quarter of the parcel. Designated as an Area of Archaeological Significance across its whole extent.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>SIGNIFICANT CONTRIBUTION</b> The parcel is designated as a Green Chain and part of the Beverley Brook Strategic Corridor.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>SIGNIFICANT CONTRIBUTION</b> The parcel makes a Significant Contribution to all MOL criteria, reflecting its strategic role.
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b>  What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	<b>CONTRIBUTION</b>  Whilst the parcel is strongly bounded on all sides which helps to contain surrounding development, it is of a large scale and contains development which if expanded on a significant scale would erode the sense of openness.

Appendix A: Parcel Assessments – MOL25

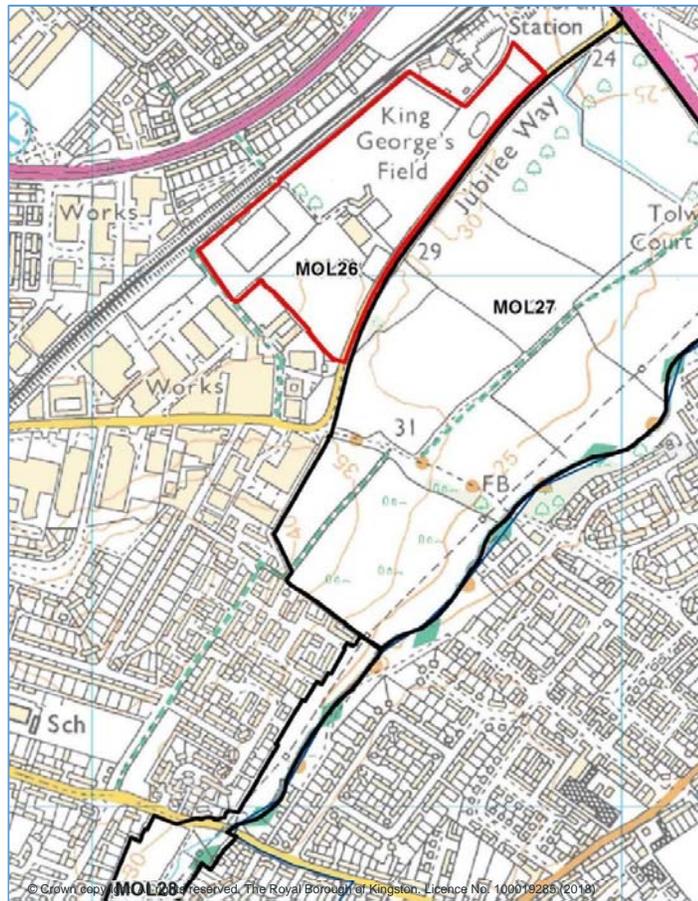
Topic	Criteria	MOL25 Assessment
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>The parcel forms part of a wider tract of land associated with the Hogsmill River and, despite containing substantial built development, has an open aspect. Strategically, the land prevents the merger of Kingston upon Thames and Ewell, and locally prevents the coalescence of Tolworth, Old Malden and Worcester Park.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>CONTRIBUTION</b></p> <p>The parcel is of a scale which helps to maintain a sense of openness and semi-rural character between surrounding residential development. Development within is largely screened from external views. There are strong connections with open land to west and the wooded Hogsmill River Valley to the north east and south west.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>CONTRIBUTION</b></p> <p>The eastern edge of the parcel forms part of the Old Malden Conservation Area, west of the Hogsmill River.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p><b>CONTRIBUTION</b></p> <p>The size and location of the parcel means that it potentially makes a contribution to promoting regeneration at Tolworth to the north west.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>The parcel contributes to all Green Belt purposes. In particular it is situated between several (indistinct) settlement areas and forms part of the setting of Old Malden Conservation Area. The parcel is of a scale to form a semi-rural setting to surrounding area, albeit with substantial built elements within, and connects to open land to the north east and south west.</p>
<b>Local Role of the Green Belt</b>		

**Appendix A: Parcel Assessments – MOL25**

Topic	Criteria	MOL25 Assessment
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	The parcel forms part of the western edge to Old Malden and connects with surrounding MOL parcels to the east and west, extending a semi-rural influence. Contains part of the Old Malden Conservation Area.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Playing fields and sports grounds open to the public. Allotments accessible to local community. Some areas of private land around scattered built development. Part of Metropolitan Open Land.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	East, southeast and southwest edges are Areas of Archaeological Significance. Eastern edge is part of the Old Malden Conservation Area.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Woodland and meadow to east, woodland around mobile home grounds, woodland along the edge of the Hogsmill River and woodland / pond between Kingston Road and Old Kingston Road are designated as a Site of Importance for Nature Conservation. Part of a Green Chain.
Improving derelict and damaged land	Is there any derelict land in the parcel?	Area of derelict land adjacent to Hogsmill River towards the centre of the parcel.

**Parcel MOL26 – land between the Chessington Branch rail line and Jubilee Way, bounded to the west by built development along Davis Road and to the east by built development along Kingston Road.**

A relatively small parcel consisting of open sports pitches. Predominantly amenity grassland on sports pitches (King Georges Recreation Ground) with mature hedgerows and lines of trees dividing pitches and along the boundary. Large commercial sports building for indoor bowling, stands, and pavilions, car parking areas and access roads. The topography is relatively flat affording limited views.



Appendix A: Parcel Assessments – MOL26



Appendix A: Parcel Assessments – MOL26

Topic	Criteria	MOL26 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>SIGNIFICANT CONTRIBUTION</b> Forms part of the strategic gap between Kingston upon Thames and Ewell (in combination with parcels MOL25 and MOL27) and is clearly separate from the adjacent residential and industrial uses.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>CONTRIBUTION</b> The parcel is laid out to various recreation facilities, including the King George's Recreation Ground and the Corinthians Football Club, both of local significance.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>LIMITED CONTRIBUTION</b> The parcel contains no features of strategic importance.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>LIMITED CONTRIBUTION</b> Part of a Green Chain.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>SIGNIFICANT CONTRIBUTION</b> The makes a significant contribution to the structure of London in its separation function and contributes to locally important recreational facilities.
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b>  What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	<b>CONTRIBUTION</b>  Whilst the parcel is strongly bounded on all sides which helps to contain surrounding development, it is of a large scale and contains development which if expanded on a significant scale would erode the sense of openness.

Appendix A: Parcel Assessments – MOL26

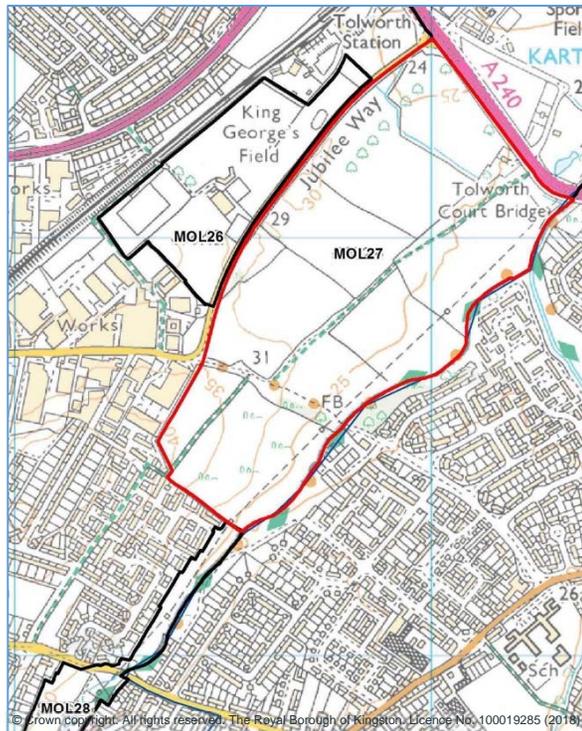
Topic	Criteria	MOL26 Assessment
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Strategically, the parcel (in combination with MOL25 and MOL27) presents the merger of Kingston upon Thames and Ewell, and locally prevents the coalescence of Tolworth, Old Malden and Worcester Park.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>CONTRIBUTION</b></p> <p>The parcel has an open aspect and has a physical and visual connection with wider open land to the south east (MOL 27).</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location, given the absence of any connection to a Conservation Area.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p><b>CONTRIBUTION</b></p> <p>In principle, the parcel makes a contribution to focusing regeneration at Tolworth to the north.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Notwithstanding built development on the parcel, it retains an open aspect and plays a strategic role (along with adjacent parcels (MOL25 and MOL27) in preventing the merger of Kingston upon Thames and Ewell, and between local suburbs.</p>
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>The parcel forms an edge to Tolworth and connects with surrounding MOL parcels to the south and east, being part of a green wedge between Kingston upon Thames and Ewell.</p>

**Appendix A: Parcel Assessments – MOL26**

Topic	Criteria	MOL26 Assessment
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Public Right of Way to the southwest of the parcel. Playing fields and sports grounds / facilities open to the public. Metropolitan Open Land.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Parcel does not form part of the setting of a sensitive landscape.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Part of a Green Chain.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land within the parcel.

**Parcel MOL27 – land between the Jubilee Way and Hogsmill River. Bounded to the north by Jubilee Way / built development at Roebuck Road/Lion Park Avenue, to the south by built development at Clone Court/Rowden Road/Cox Lane/Greenlands/Iris Road/Gately Avenue/Stanton Close to the southwest by built development at Foxglove Lane and Drake Road and to the northeast by Kingston Road.**

A parcel comprising predominantly pasture maintained for nature conservation and flood risk mitigation. Mature trees and hedgerows define the field boundaries with more extensive clumps and belts of woodland to the northern edge and to the southwest of the parcel. Scrub woodland is located in fields to the southwest of Cox Lane and riparian woodland along both sides of the Hogsmill River with some amenity grassland to the south of the river. Pylons follow the river to the south of the parcel and further built development is absent apart from a skate park to the south of the parcel at Cox Lane. Landform slopes towards the river with a more pronounced gradient to the southwest of the parcel. Views are restricted by the vegetation.





Appendix A: Parcel Assessments – MOL27

Topic	Criteria	MOL27 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>SIGNIFICANT CONTRIBUTION</b> The parcel, in combination with adjacent land (parcels MOL25 and MOL26), forms the strategic gap between Kingston upon Thames and Ewell. It is distinct from the residential development to the south east and industrial development to the north west.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>SIGNIFICANT CONTRIBUTION</b> The parcel has open access and is part of the Hogsmill River Strategic Corridor (defined in the All London Green Grid).
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>SIGNIFICANT CONTRIBUTION</b> The land is open access and contains the Tolworth Court Farm Fields LNR (a SINC of Grade I Borough importance) and the Hogsmill River SINC (of Grade I Borough importance) and to the south east is covered by an Area of Archaeological Significance.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>SIGNIFICANT CONTRIBUTION</b> The parcel is part of a Green Chain and is a significant part of the Green Infrastructure corridor associated with the Hogsmill River.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>SIGNIFICANT CONTRIBUTION</b> The parcel makes a Significant Contribution to all MOL criteria.
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b>  What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	<b>CONTRIBUTION</b> Whilst the parcel is strongly bounded on all sides which helps to contain surrounding development. Residential development at West Ewell in particular is contained by the Hogsmill River. Nevertheless, development would constitute localised sprawl.

Appendix A: Parcel Assessments – MOL27

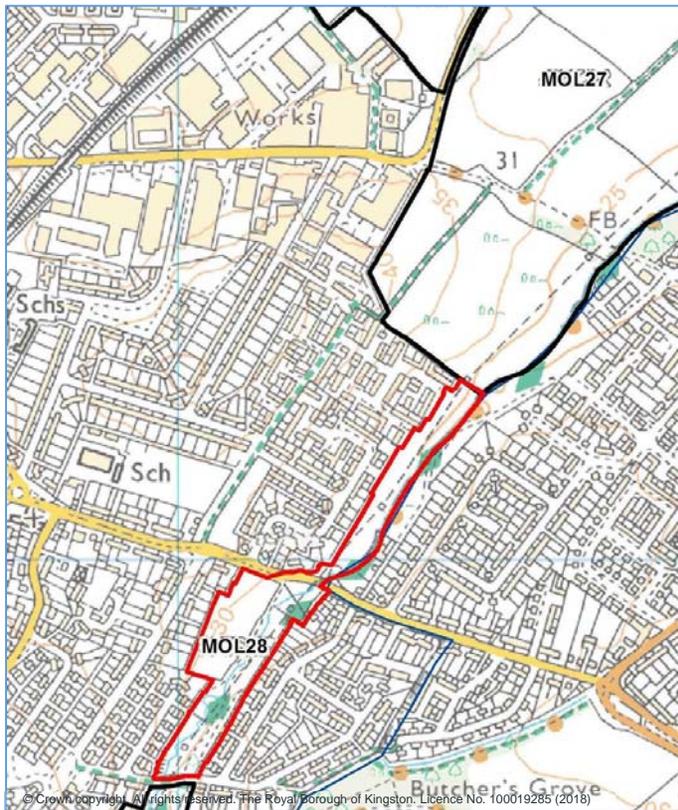
Topic	Criteria	MOL27 Assessment
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>The parcel forms part of a wider tract of land associated with the Hogsmill River and has a strong open aspect. Strategically, the land prevents the merger of Kingston upon Thames and Ewell, and locally prevents the coalescence of Tolworth and West Ewell.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>CONTRIBUTION</b></p> <p>The parcel is of a scale and character which helps to maintain a sense of openness and semi-rural character between the surrounding built environment. The land connects, visually and physically, with wider open land to the north east.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel is not adjacent to Conservation Area.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p><b>CONTRIBUTION</b></p> <p>The size and location of the parcel means that potentially makes a contribution to promoting regeneration at Tolworth to the north west.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>The parcel contributes to most Green Belt purposes, in particular its strategic role in preventing the merger of Kingston upon Thames and Ewell. The parcel is of a scale and character to form a rural setting to surrounding area, and connects to open land to the north east and south west.</p>
<b>Local Role of the Green Belt</b>		

**Appendix A: Parcel Assessments – MOL27**

Topic	Criteria	MOL27 Assessment
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	The parcel forms part of the northerly edge to Chessington and Hook and connects with surrounding MOL parcels to the north and northeast, creating an open green wedge.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Agricultural land with public rights of way traversing the fields from Foxglove Lane to Kingston Road and along Cox Lane. London Loop walk follows to the south of Hogsmill River. Public access to the skate park and amenity areas to the south of the river. Metropolitan Open Land.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Area of Archaeological Significance along the southern half of the parcel.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Designated as a Site of Importance for Nature Conservation. Area northwest of Cox Lane designated as Local Nature Reserve. Part of a Green Chain.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land within the parcel.

**Parcel MOL28 – land following Hogsmill River tributary between Bonesgate and Filby Road. Bounded to the west by built development at Drake Road / Wolsey Way / Angus Close / Chessington Hill Park / Gilders Road / Thrigby Road, to the east by Hogsmill River tributary and built development at Ashby Avenue / Rollesby Road.**

A narrow, linear parcel following Hogsmill River tributary with allotments to the west. Vegetation consists of mature riparian trees, woodland belts and areas of amenity grassland with some scrub woodland. Moor Lane bisects the parcel and there is a footpath along the river. Pylons follow the river to the west of the river. Landform slopes towards the river with a more pronounced gradient to the southwest of the parcel.





Appendix A: Parcel Assessments – MOL28

Topic	Criteria	MOL28 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>SIGNIFICANT CONTRIBUTION</b> The parcel is distinct from the adjacent built edges and forms the connection between open land to northeast and southwest and is part of the Hogsmill River Strategic Corridor (defined in the All London Green Grid).
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>SIGNIFICANT CONTRIBUTION</b> The parcel has open access and is part of the Hogsmill River Strategic Corridor.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>SIGNIFICANT CONTRIBUTION</b> There is open access along the river corridor which contains that Thames Down Link strategic footpath. The parcel is designated in part as a SINC (of Grade I Borough importance) and in part as an Area of Archaeological Significance.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>SIGNIFICANT CONTRIBUTION</b> The parcel is part of the Hogsmill River Strategic Corridor which connects Green Infrastructure to the north east (parcel MOL27) and south west (parcel GB8).
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>SIGNIFICANT CONTRIBUTION</b> The parcel makes a significant contribution to all criteria.
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b>  What is the role of the parcel in preventing the extension of an existing development into open land beyond	<b>LIMITED CONTRIBUTION</b> The scale of the parcel (being tightly defined along the Hogsmill River) is such that it makes no contribution to preventing sprawl.

Appendix A: Parcel Assessments – MOL28

Topic	Criteria	MOL28 Assessment
	established limits, in light of the presence of significant boundaries?	
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>CONTRIBUTION</b></p> <p>The parcel contributes locally to the prevention of the full coalescence of Chessington and West Ewell, although the physical gap between them is minimal.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>CONTRIBUTION</b></p> <p>Although development has encroached to leave a very limited gap associated with the course of Hogsmill River, the parcel nevertheless retains a sense openness (notwithstanding the presence of high voltage pylons).</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel has no connection to a Conservation Area.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?	<p><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location due to the size and degree of enclosure of the parcel.</p>
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<p><b>CONTRIBUTION</b></p> <p>Although of limited scale, the parcel prevents the physical coalescence of adjoining residential development, has a degree of openness and forms a connection with parcels to the north east and south west to form a green wedge.</p>

**Appendix A: Parcel Assessments – MOL28**

Topic	Criteria	MOL28 Assessment
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	The parcel forms an edge to Chessington and West Ewell and connects with MOL to the north east (parcel MOL27) and Green Belt to the southwest (parcel GB8), creating a green edge to adjacent residential development. .
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Public right of way follows Hogsmill River. Community access to allotments. Metropolitan Open Land.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Area of Archaeological Significance covers the whole of the parcel.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Area to the southwest of Moor Lane designated as a Site of Importance for Nature Conservation. Part of a Green Chain.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land within the parcel.

**Parcel MOL29 – land between the A307 Portsmouth Road and the River Thames at Seething Wells.**

A narrow, linear parcel comprising disused filter beds and pumping station. The land presents an open expanse of water and maturing vegetation between the built edge of Surbiton, the River Thames and Hampton Court Park beyond. The land is at river level for much of its extent (around 2m below road level), rising to road level at its south east limit. Dense bankside vegetation limits views from the A307 to the River Thames.



Appendix A: Parcel Assessments – MOL29



Appendix A: Parcel Assessments – MOL29

Topic	Criteria	MOL29 Assessment
<b>MOL criteria (London Plan, Policy 7.17)</b>		
Contributes to the physical structure of London	Is the parcel clearly distinguishable from the adjacent built-up area and thereby making a clear contribution to the physical structure of London?	<b>SIGNIFICANT CONTRIBUTION</b> The parcel is part of the local context for the River Thames and Hampton Court Park to the northwest, thus making a significant contribution to the structure of London.
Includes recreation and other facilities serving either the whole or significant parts of London	Does the parcel include sport, recreation, leisure and cultural facilities which are of strategic importance?	<b>SIGNIFICANT CONTRIBUTION</b> The parcel forms part of the southeasterly context for the River Thames, and the Thames Path National Trail and Hampton Court Park to the north west, all of which are strategically important resources.
Contains features of national or metropolitan value	Does the parcel contain features or landscapes (historic, recreational, biodiversity) which are of national or metropolitan value?	<b>SIGNIFICANT CONTRIBUTION</b> The parcel contains various listed structures, is part of the Riverside South Conservation Area, is designated as a SINC of Metropolitan Importance and part of a Strategic Area of Special Character, thus of Metropolitan value. The Seething Wells Filter Beds are a SINC of Grade I Borough value.
Is part of Green Infrastructure	Is the parcel part of a Green Chain or acts as a link in the network of Green Infrastructure?	<b>SIGNIFICANT CONTRIBUTION</b> Part of a Green Chain which extends along the River Thames forming part of strategically significant Green Infrastructure, as identified in the All London Green Grid.
Overall Contribution to MOL criteria	To what extent does the parcel contribute to MOL criteria?	<b>SIGNIFICANT CONTRIBUTION</b> Makes a Significant Contribution to all MOL criteria thereby cumulatively making a significant contribution overall.
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b>  What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	<b>CONTRIBUTION</b>  The parcel is tightly bounded by the A307 and the River Thames, and as such does not prevent generalised sprawl. Locally, however (and notwithstanding the presence of various riverside structures to north and south of the parcel), the A307 represents the extent of contiguous development

Appendix A: Parcel Assessments – MOL29

Topic	Criteria	MOL29 Assessment
		associated with Surbiton, and relative openness character of the parcel helps to maintain this distinction.
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p><b>LIMITED CONTRIBUTION</b></p> <p>The parcel plays no clear role in this respect, not lying between towns.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p><b>CONTRIBUTION</b></p> <p>Whilst the land is previously developed, the parcel contributes to maintaining a sense of openness directly adjacent to the River Thames in an otherwise densely developed environment.</p>
To preserve the setting and special character of historic towns	<p><b>Preserves the setting and character of an historic town.</b></p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p><b>CONTRIBUTION</b></p> <p>Notwithstanding its previously developed character, the parcel helps to maintain a sense of openness as part of the Riverside South Conservation Area.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?	<p><b>LIMITED CONTRIBUTION</b></p> <p>There is no role in this location given the size of the parcel and relationship with adjacent urban areas where derelict land is scarce.</p>
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	<p><b>CONTRIBUTION</b></p> <p>Whilst being part of a wider, semi-developed riverside strip of land, the parcel helps to maintain a sense of openness in the locality, contributing to the Conservation Area of which it is a part, and providing part of the context for the densely developed extent of Surbiton across the A307. It also has a</p>

**Appendix A: Parcel Assessments – MOL29**

Topic	Criteria	MOL29 Assessment
		connection with open land across the River Thames (Hampton Court Park).
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	Part of the setting for the southerly entrance to Kingston upon Thames.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	None current, but possesses potential?
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Part of the southeasterly context of Hampton Court Park.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Entire parcel designated as a SINC.
Improving derelict and damaged land	Is there any derelict land in the parcel?	Parcel is previously developed land.

