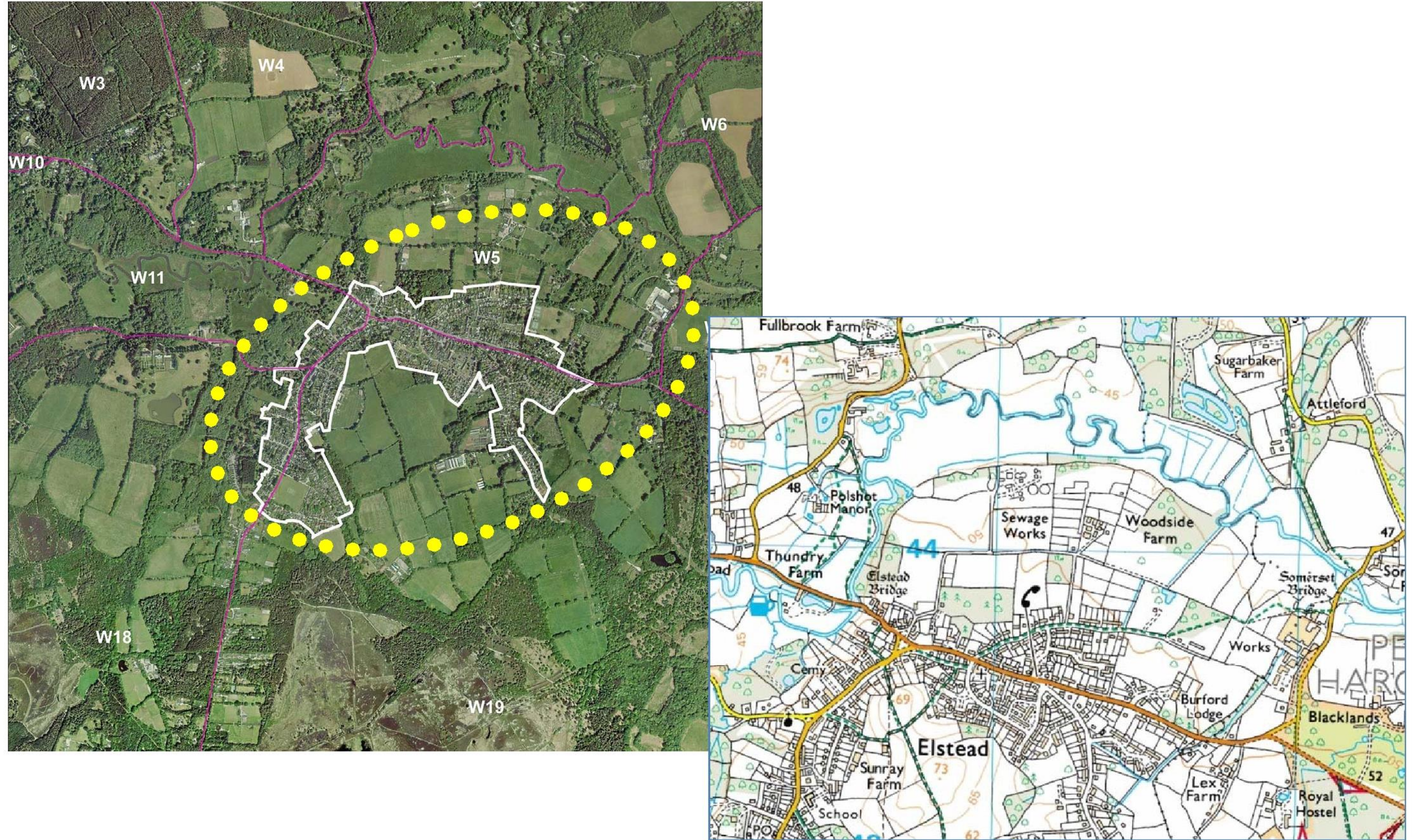


3.4 **Elstead (segments W5, W11, W18, W19)**

3.4.1 Area of search

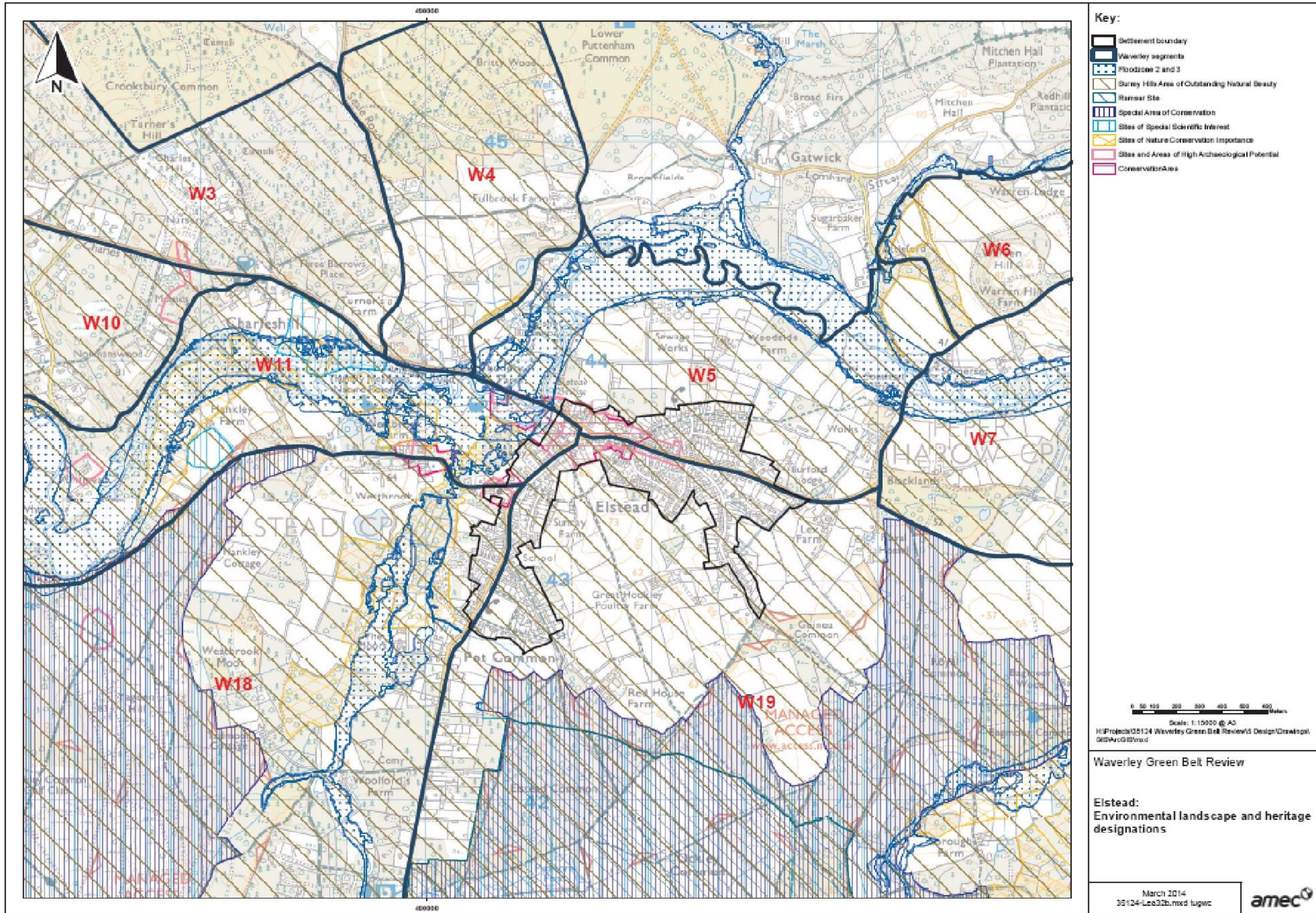


3.4.2 Assessment against Green Belt criteria

Segment	W5: land to the north of Elstead, between Fulbrook Lane and Attleford Lane to the east and bound by the Borough Boundary		Segment	W18: land to the south west of Elstead, between Thursley Road and Tilford Road to the west.	
Checking Sprawl	Limited Contribution		Checking Sprawl	Limited Contribution	
Preventing Merger	Contribution - assists in maintaining the gap between Godalming and Farnham		Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution - part of open countryside between Godalming and Farnham, helps to contain Elstead		Safeguarding from Encroachment	Contribution - part of open countryside between Farnham and Godalming	
Historic Setting	Limited Contribution		Historic Setting	Limited Contribution	
Overall Evaluation	An area of mixed woodland and agricultural land uses. Contains a sewerage treatment works and other employment uses. The River Wey runs parallel to Attleford Lane. Part of the open countryside between Godalming and Farnham. Related to segments W4 and W7, and strategically related to parcel G14 of the Guildford GB Review.		Overall Evaluation	Large segment of heavily wooded heath land. Bounded by hedgerows and mature trees. Significant area of open countryside separating Godalming and Farnham with extensive views	
Overall Contribution to GB Purposes	Contribution		Overall Contribution to GB Purposes	Contribution	
Segment	W11: land to the west of Elstead. Bound to the north by Tilford Street and Whitmead Lane. The southern boundary lies parallel and is defined by woodland and Westbrook Hill		Segment	W19: land bound between Thursley Road and the A3 to the east, Dyehouse Road the south and the B3001 to the north	
Checking Sprawl	Limited Contribution		Checking Sprawl	Limited Contribution	
Preventing Merger	Limited Contribution		Preventing Merger	Limited Contribution	
Safeguarding from Encroachment	Contribution - part of open countryside between Farnham and Godalming		Safeguarding from Encroachment	Contribution - part of open countryside between Farnham and Godalming	
Historic Setting	Limited Contribution		Historic Setting	Limited Contribution	
Overall Evaluation	The River Wey is a dominant feature running through the Segment which is of mixed woodland and agricultural use. Helps maintain open countryside between Farnham and Godalming.		Overall Evaluation	Large segment of heath land, Ponds are a dominate feature towards south of the segment. Significant area of open countryside separating Godalming and Farnham with extensive views.	
Overall Contribution to GB Purposes	Contribution		Overall Contribution to GB Purposes	Contribution	

Green Belt Character and Purposes	Assessment Criteria	Observations on segments W5, W11, W18, W19
Openness	Open character	Open countryside character beyond the immediate built extent of the village, with clear boundaries to built development.
Permanence	Recognizable physical features	Significant range of woodland edges and mature hedgerows according to land parcel.
Role in checking unrestricted sprawl	Role in preventing ribbon development and non-compact development	Limited contribution given rural location.
Role in preventing merger	Role in preventing urban areas from merging or narrowing the gap between them Width of the gap between towns	No significant role.
Role in safeguarding the countryside from encroachment	Existence of clear, strong and robust boundaries to contain development and prevent encroachment in the long term Presence of significant urbanising influences Encroachment by built development	Overall a contribution to safeguarding the countryside from encroachment, contained by a variety of boundaries in the form of roads, mature hedgerows and woodland edges. Overall limited evidence of significant urbanising influences or uncontained encroachment.
Role in preserving setting	Views and links to historic centres and contribution of the land to the special character of the town	Limited contribution in respect of Godalming/Farnham
Opportunities to plan positively for beneficial use	Potential contribution of development to enhancement of the Green Belt	Limited given current well maintained and distinctive character.

3.4.3 Landscape, environmental and cultural heritage constraints



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3.4.4 Landscape and visual assessment (boundary definition & containment, visibility & perception, contribution to landscape character)

Elstead is a street village set within a mixed pastoral and wooded landscape with strong, well-maintained hedgerows. Field size and pattern is variable, with a more regular pattern to the north of the village, with larger, more irregular fields to the south which together with elevated topography gives the landscape a relatively open feel. As such, development would impact on openness more significantly to the south compared to the north, where flat topography and dense hedgerows visually contain the landscape.

3.4.5 Sustainability considerations

Environmental	Social	Economic
<ul style="list-style-type: none"> AONB Substantial area of potential archaeological significance Floodrisk to the north, west and south east Conservation Areas Areas of Nature Conservation Importance to the south west SAC/RAMSAR to south and south east 	<ul style="list-style-type: none"> Limited service provision - reliant on Godalming See Appendix B for service catchments 	<ul style="list-style-type: none"> Access to jobs and training in Godalming, but distant from rail connection

Key features:

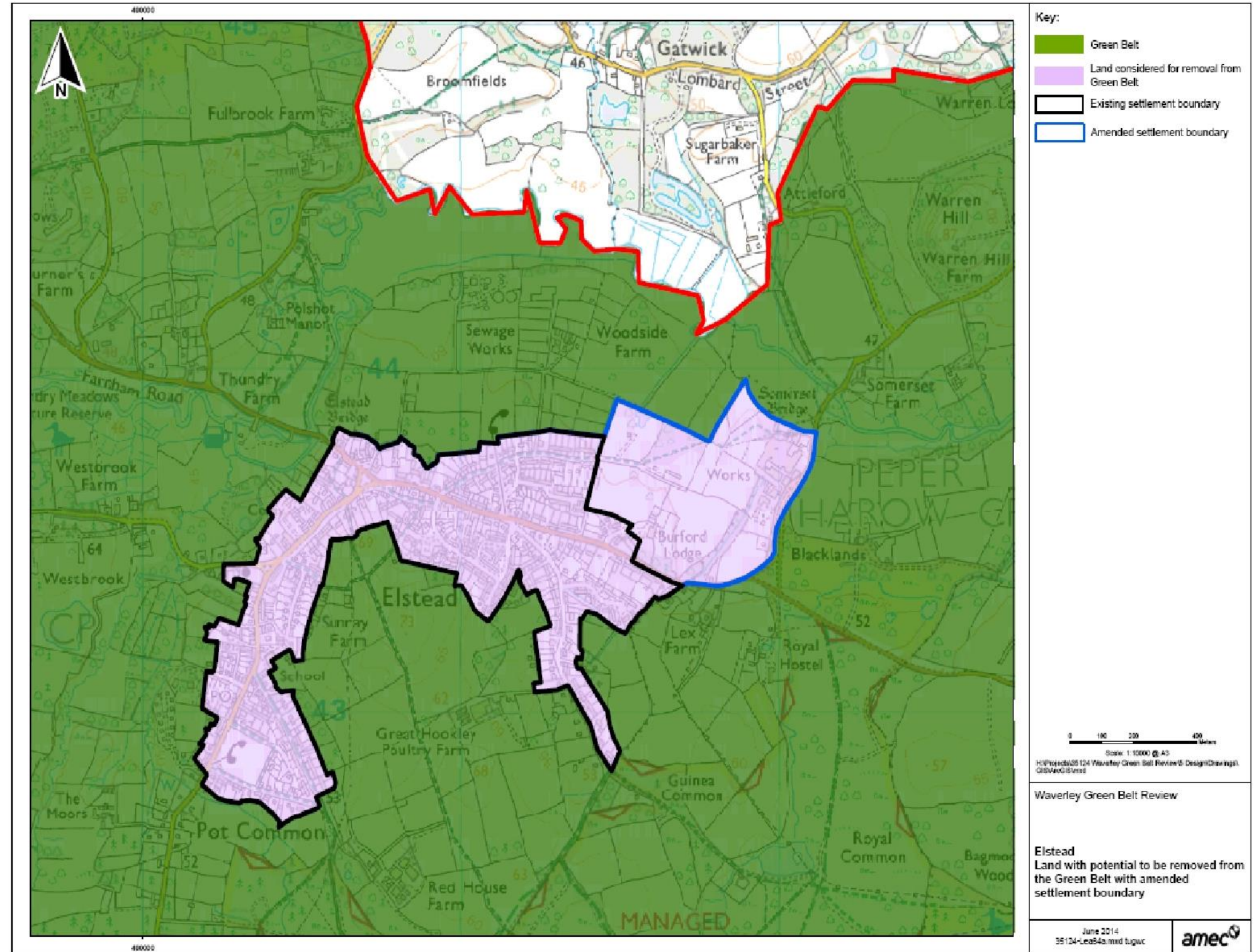
- Limited service provision
- Environmental designations



3.4.6 Conclusions and recommendations on land around Elstead (segments W5, W11, W18, W19)

Land to the north east of Elstead offers opportunities for accommodating development without significant damage to the Green Belt, consequently justifying exclusion of the village from the Green Belt and redefinition of the existing village boundary. Notwithstanding extension of the village into open countryside, the presence of a strong landscape structure means that visual mitigation of development could be readily achieved, along with opportunities to enhance access.

Land to the south rises quickly into an open landscape with extensive views towards the south and the SAC with its northern boundary south of the village. As such there is no opportunity for extension of the village boundary in this quarter. To the west of the village, land is constrained by floodrisk and a SNCI designation, and to the east the SAC wraps around the village to the B3001.



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