

# **APPENDIX D: PARCEL ASSESSMENTS**

## D.1 Introduction

D.1.1 This Appendix sets out the detailed assessment of parcels. The District was divided into 47 parcels by using definitive, robust strategic boundaries, such as roads, rail and rivers. More detail on the division of the parcels is set out in the adopted methodology, which can be found on the Council's website.

D.1.2 The assessment of each of the 47 parcels is set out in turn below. For reference, an overview map of all the parcels can be found in Figure A. A bigger version is available on the Council's website at <http://www.tandridge.gov.uk/Planning/planningpolicy/evidence/GreenBelt.htm>.

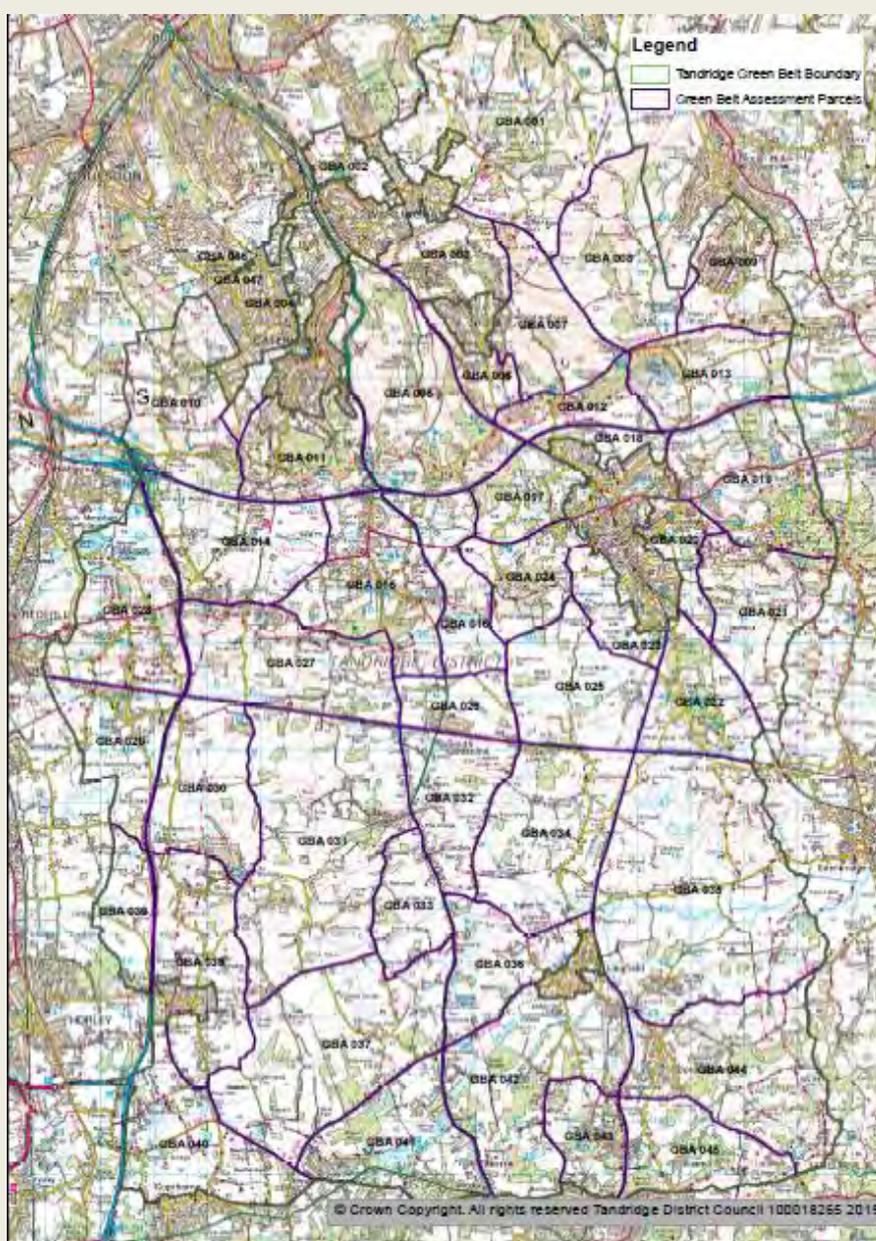


Figure D.1.1 – Overview of the parcels

## D.2 GBA 001

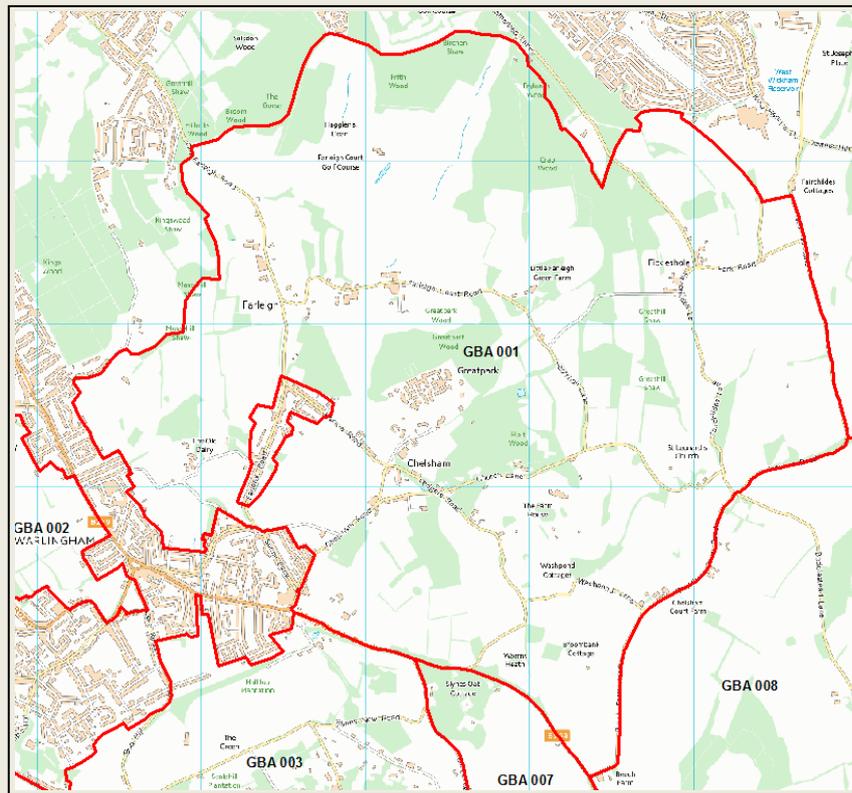


Figure D.2.1 – Map of GBA 001

- D.2.1 Parcel 001 is located in the far north eastern corner of the District, situated between the settlements of Warlingham, Selsdon and New Addington. Within this parcel is the small inset part of Warlingham, separated from the main urban area of Warlingham by a thin strip of Green Belt. The area is typically open fields used for both agriculture and recreation, including horse paddocks and a golf course, as well as several wooded areas. The topography is varied, with some gentle hills and valleys, although the whole area sits on a raised elevation compared with the southern areas of the District.
- D.2.2 Aside from both parts of Warlingham that are inset, the parcel is generally free of any significant concentration of development. The small, built up areas of Chelsham, Farleigh and Ficklehole are also located here, and are both covered by Conservation Areas. Both comprise of smaller scale residential dwellings and agricultural buildings. There is also a scattering of sporadic development in the form of isolated dwellings and farm buildings present across the parcel. Again, these are not in any significant concentration to detract from the typically rural nature of the area.
- D.2.3 Beyond the northern boundaries of the District / parcel are the London boroughs of Bromley and Croydon. There is a significant concentration of built form here, mainly in relation to the settlements of Selsdon and New Addington that mark the end of the Metropolitan Green Belt and the start of

the wider urban conurbation of Greater London. However, despite their significant scale and density of development, these areas are not immediately visible from much of the parcel. There is a considerable amount of woodland that screens much of Selsdon and New Addington from the District of Tandridge, which adds to the separation between countryside and town.



**Figure D.2.2 - Looking north from Crewe's Lane. Gentle hills and valleys broken up by woodland are a common feature of this area of the District. Crewe's Wood is located to the left.**



**Figure D.2.3 - Looking north towards Crabs Wood from an adjacent field. Beyond the woodland is New Addington. Note that the woodland totally screens the settlement from view.**



**Figure D.2.4 - Looking west from Chelsham Road towards the small inset part of Warlingham. Tree cover provides some natural screening from the built form of the settlement, although the settlement remains a prominent feature on the landscape from the surrounding area.**

**Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.2.4 The built form of GBA 001 is largely self-contained, typically following the boundary lines of residential properties. The small inset part of Warlingham is of reasonable size and due to its detachment from the main part of Warlingham, has a sprawling effect into the surrounding countryside. Within GBA 001 there is also a scattering of sporadic development in the form of isolated dwellings and farm buildings present. However, these are rural in nature and these buildings are not in any significant concentration to detract from the typically rural nature of the area.

*Has this changed significantly since the Green Belt was first designated?*

- D.2.5 GBA 001 has experienced some change since the designation of the Green Belt. The small inset area around Farleigh Road and the main urban area of Warlingham were inset from the Green Belt in the Surrey Development Plan from 1958. The first main change came in the North of the Downs Local Plan from 1992, when an area at Maynes Place was removed from the Green Belt. Further, an allocation for intensification and redevelopment to the north east of Warlingham (between Chelsham and Farleigh Parish) was made in the North of the Downs Local Plan 1992 but it remained in the Green Belt as the area already had development on it. The settlements of Farleigh and

Fickleshole have not really changed since the designation of the Green Belt. Chelsham has undergone some infilling which has slightly intensified the development in the area. However, it is still fairly small to not be of any impact on the Green Belt.

*Is any area of the parcel physically connected to a built up area/settlement?*

D.2.6 The Parcel is positioned between three large urban areas; New Addington, Selsdon and Warlingham. Although the two parts of Warlingham are separated by a thin strip of Green Belt. As such, the outward expansion of these settlements could constitute urban sprawl.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

D.2.7 The area to the south is bounded by a number of local roads, such as the B269. There are only a few isolated buildings scattered along these roads and so it would seem to be effective at preventing sprawl. The area to the north is defined by the District boundary and although along some parts of the northern district / parcel boundary is a substantial amount of woodland, (stretching west from Kingswood Shaw in a northerly arc up to Hillocks Wood, Broom Wood, The Gorse, Frith Wood, Birchen Shaw down to Frylands Wood and Crab Wood to the east of the Parcel), there are some small parts, where residential properties (such as in New Addington) form the boundary. However, for the majority of the northern boundary, the woodland acts as a natural buffer against outward expansion from Selsdon and New Addington. The Green Belt that sits adjacent to these areas has prevented the urban areas from extending south, as without the designation Selsdon and New Addington could expand further. Similarly, land adjacent to Warlingham in the west of the parcel would also be vulnerable to urban sprawl without the Green Belt designation.

### **Conclusion on Purpose 1**

D.2.8 As set out in the assessment on Strategic Area A, parcels to the north of the District within the Green Belt have an effective role in continuing to guard against sprawl from London. For GBA 001 the Green Belt between Selsdon / New Addington / Warlingham is extremely effective at meeting this purpose of the Green Belt. To identify if this area should be given greater protection or whether it really is fulfilling this purpose strongly, it has been identified as an area for further investigation (this area is labelled 001 on the map in Appendix F).

## Purpose 2: to prevent neighbouring towns merging into one another

*What settlements/towns are within the parcel?*

- D.2.9 The Green Belt in 001 separates three large urban areas, Selsdon, New Addington and Warlingham, although Warlingham is split into two areas (the main settlement and the part along Farleigh Road), which are separated by a thin strip of Green Belt. There is a small cluster of built form known as Ficklehole to the eastern edge of the parcel and a small cluster of built form to the south east of Warlingham known as Chelsham, and the built up area of Farleigh to the north of the small inset area of Warlingham.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.2.10. Although the two areas of Warlingham (the main settlement and the part along Farleigh Road) have the same name, they are different in character, and a reduction in the small strip of Green Belt between them would compromise the character of the settlements. As such, this part of Green Belt is extremely effective in preventing neighbouring towns from merging. The small inset area of Warlingham and Farleigh are in close proximity to each other. However, due to the rural nature of Farleigh and that it is washed over by Green Belt; in answering the question above, there is no gap to consider. The towns outside the District to the north of the area are a reasonable distance away and are also well screened from Warlingham, that a reduction in the gap would not greatly increase the risk of the settlements merging.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.2.11 It should be noted that Warlingham and Selsdon are already connected by a continuous pattern of urban development that stretches north from Warlingham along Limpsfield Road into Selsdon, South Croydon, Sanderstead and Purley. In this sense Warlingham is already merged in part with these urban areas. This was the pattern of development before the Green Belt was designated. The urban area of New Addington remains separate from Warlingham; however, if the parcel was not in the Green Belt then outward expansion could eventually lead to them merging.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.2.12 There is a considerable distance between the settlements of New Addington and Warlingham, and due to topography and extensive woodland; both settlements are well screened from each other. It is therefore considered that

the parcel does not play a significant role in preventing the settlements merging.

### Conclusion on Purpose 2

- D.2.13 Overall the parcel is considered to play a moderate role in preventing neighbouring towns merging into one another, with most the settlements associated with the parcel inset and merged together pre-Green Belt designation. The Green Belt of particular relevance to this is the thin strip between the small inset of Warlingham and the large built up area of Warlingham. A reduction in this gap would compromise the separation of the settlements. As such, this area has been identified as an area for further investigation to determine whether it is fulfilling this purpose strongly (this area is labelled 002 on the map in Appendix F).

### Purpose 3: to assist in safeguarding the countryside from encroachment

*What are the characteristics and features of the area?*

- D.2.14 Within this parcel is the small inset part of Warlingham, separated from the main urban area of Warlingham by a thin strip of Green Belt. The area is typically open fields used for both agriculture and recreation, including horse paddocks and a golf course, as well as several wooded areas. There are also a small amount of local roads running through the area. The development within the area relate to the Caravan Park, Warlingham Park School, and the settlements of Chelsham, Farleigh and Fickleshole.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.2.15 GBA 001 is largely free from development outside the urban areas although there are some exceptions. The built up areas of Chelsham, Farleigh and Fickleshole contain a number of dwellings as well as agricultural buildings used for farming and stables. There is only a small amount of development in these two areas and at a low density. As such, is not considered to significantly encroach into the countryside. There is a small amount of dwellings around Chelsham, but again this is low density and does not detract significantly from the openness of the countryside.

Does the parcel contain countryside?

- D.2.16 The vast majority of the parcel is open countryside and woodland, although there are some clusters of development in the Green Belt.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.2.17 There is a considerable amount of development around the Caravan Park in the centre of the parcel, mostly dwellings, but also Warlingham Park School to the south. The estate itself is screened on three sides by woodland, which screens it from view from almost the entire parcel and lessens the impact on openness. From the south however, the built form is prominent and has a significant encroaching effect. Ribbon development is also present along Harrow Road.

### **Conclusion on Purpose 3**

- D.2.18 Overall the parcel is generally effective at safeguarding the countryside from encroachment. However, the Great Park estate and the Warlingham Park estate are prominent and have a significant encroaching effect. As such, this area has been identified as an area of further investigation (this area is labelled 003 on the map in Appendix F).

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic Conservation Areas within or visible from the parcel?*

- D.2.19 Farleigh and Fickleshole are covered by Conservation Areas.

*How would you describe the view from, within, into and out of the Conservation Area?*

- D.2.20 The view from both Conservation Areas is mostly of agricultural open fields and woodland. The view to the south of the Conservation Area around Farleigh is of the small inset part of Warlingham. The Conservation Areas themselves appear from rural in nature.

*How does the parcel complement the setting of the Conservation Area?*

- D.2.21 The Green Belt plays an effective role in preserving the Conservation Areas in that it prevents further development that could change the Conservation Area's character and setting. It should also be noted that the areas of the Green Belt that surround the Conservation Areas make an important contribution to its setting.

### **Conclusion on Purpose 4**

- D.2.22 GBA 001 is effective in preserving the setting of the Conservation Areas within the parcel due to maintaining the countryside and open fields around them. The Conservation Areas themselves are rural in nature and apart from the small inset part of Warlingham to the south of the Farleigh Conservation

Area; the rest of the land is open countryside, which adds to their character. To understand the importance of the Green Belt plays to the Conservation Areas, both Farleigh and Fickleshole Conservation Areas have been identified as areas for further investigation (these areas are labelled 004 and 005 respectively on the map in Appendix F).

**Conclusion: How effectively does GBA 001 serve the purposes of the Green Belt?**

- D.2.23 GBA 001 meets the purposes of the Green Belt in differing ways. The parcel is largely free from development, which shows how the Green Belt here has effectively safeguarded the countryside from encroachment. The fact that the parcel sits at the boundary with the London boroughs of Croydon and Bromley yet has not succumbed to the conurbation of development that spreads southward from the capital is testament to its successes at preventing urban sprawl and this should be further investigated (labelled 001 on map in Appendix F).
- D.2.24 The area between the small inset part of Warlingham and the large built up area of Warlingham should also be investigated to explore its role in assisting the separation of the two areas (labelled 002 on the map in Appendix F). However, the inset settlement and the development around the Caravan Park and Warlingham Park School have an encroaching effect on the countryside. As such these areas should be investigated further (labelled 003 on the map in Appendix F). The parcel also plays a critical role in preserving the historic character and setting of the Conservation Areas of Farleigh and Fickleshole. As such these areas have been identified for further investigation to understand the role the Green Belt contributes to the setting and special character of the Conservation Area further (these areas are labelled 004 and 005 respectively on the map in Appendix F).

## D.3 GBA 002

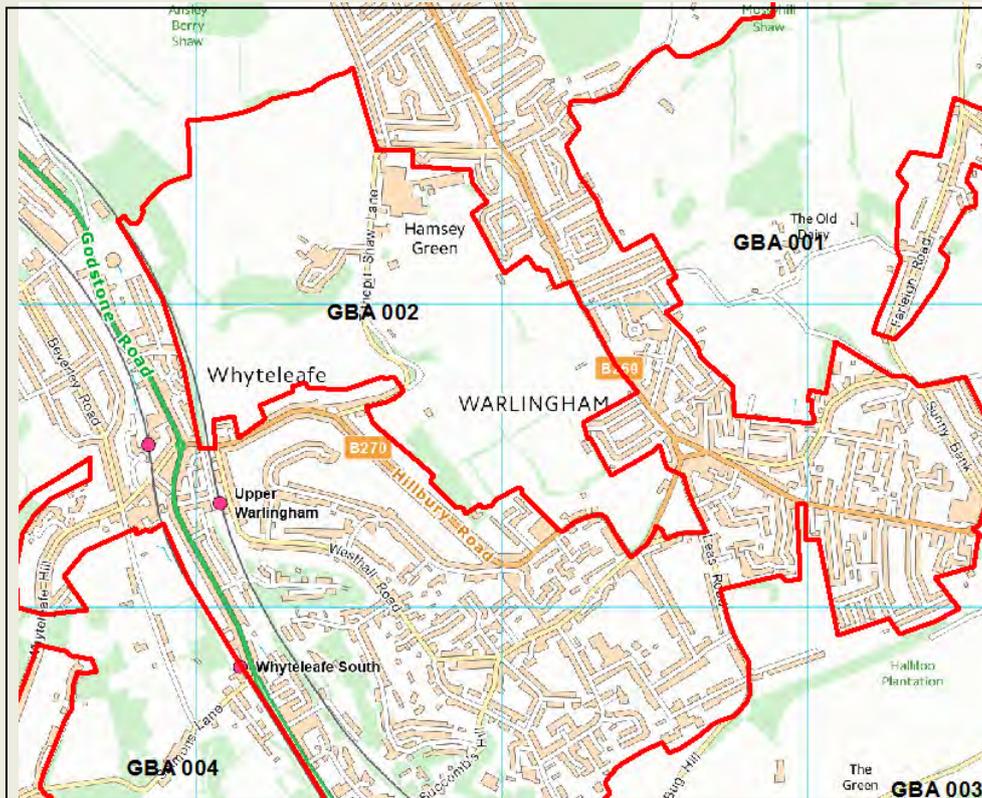


Figure D.3.1 – Map of GBA 002

- D.3.1 GBA 002 is located to the northwest of Warlingham and west of Hamsey Green and lies immediately south of a border with the London Borough of Croydon. It is bordered to the west by a railway line which separates the parcel from Whyteleafe. Unlike some areas of the Green Belt, it contains a number of different land uses including schools (and accompanying playing fields), park homes, fields, recreation grounds and sports pitches. The part of the parcel to the east of Tithepit Shaw Lane is relatively flat but the south western part of the parcel, as well as the western boundary, feature steep slopes down into Whyteleafe.
- D.3.2 Due to its elevation, screening (both natural and man-made) and the fractured nature of the parcel, long views into, out of and within the parcel are limited. From the south east corner extending north along the eastern boundary with Limpsfield Road, is an urban influence with the village green and sports pitches (with pavilions/changing rooms). This is bordered and sometimes surrounded by the built up areas of Warlingham/Hamsey Green. Whilst trees create some natural screening from the built up area along the eastern boundary, development can still be seen in most places. In addition, the mixture of natural and man-made screening preventing views of the fields and woodland to the west.



**Figure D.3.2 - Looking north east from south eastern corner of parcel towards Leas Road. This area feels like an urban park due to being surrounded by development and roads rather than forming part of the open countryside.**



**Figure D.3.3 - Looking north east from southern edge of former Shelton Sports Club, with derelict sports pitches and pavilion building. Tree belts to the north and on other directions (off camera) prevent distant views into other parts of the parcel.**



**Figure D.3.4 - Looking east from playing fields at Warlingham Rugby Football Club out of the parcel and into Hamsey Green. Here, lack of screening means that area feels more urban with views of development prominent in the area.**



**Figure D.3.5 – Looking south into the Caravan Park**



**Figure 2.6 - Looking south east from woodland on steep slopes towards recreation ground and parts of Whyteleafe. This woodland generally prevents north-south views within and out of the western part of this parcel.**

**Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.3.3 The north east part of the parcel contains a complex of schools and related facilities (tennis courts/playing fields). This area continues on from the built up areas of Hamsey Green and is adjacent to neighbourhoods in Croydon. As a consequence, this area feels urbanised.
- D.3.4 Near the centre of the parcel is the Caravan park, which is low rise and low density development that includes some employment premises. Whilst it is a built up area that sticks out in its immediate rural surroundings, its character is different to that of Warlingham/Hamsey Green and is probably best defined as being suburban.
- D.3.5 The Hamsey Green School is also quite a prominent area of development within the area and add to the urban feeling.

*Has this changed significantly since the Green Belt was first designated?*

- D.3.6 GBA 002 has changed since the Green Belt was first designated. Hamsey Green School has grown over time, however, it is noted that in previous national planning policy this was likely to be an acceptable use in the Green Belt and it is the NPPF that has changed this. There are also some tennis courts adjacent to the school that have sprung up in the last 10 years. Further, the Caravan Park was established prior to the Green Belt for temporary use but it was granted planning permission for permanent use by the Secretary of State in 1976.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.3.7 The parcel sits adjacent to the built up areas of Warlingham/Hamsey Green and outlying parts of the London Borough of Croydon and Whyteleafe. Hamsey Green is already joined with Croydon to the north east of the parcel, but the parcel does maintain separation between Hamsey Green/Warlingham and Whyteleafe. However, there is development within and on the edge of parcel (in particular the school complex) which indicates the Green Belt here has not been fully effective in checking sprawl and as a consequence, parts of the boundary do not perform a defensive function.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.3.8 The majority of the area is bounded by the edge of residential properties of Warlingham and Whyteleafe. However, a lot of the residential developments are screened by trees and hedges, which limit the views into the area. Due to the presence of the school, the Caravan Park and views to residential properties, the area has an urbanised character. There are no other notable features that would be more effective in preventing urban sprawl.

### **Conclusion on Purpose 1**

- D.3.9 The assessment on Strategic Area A recognises that due to the parcel's proximity to London, the northern areas of the District are considered to check against urban sprawl from London. As development beyond the District cannot be controlled, it is important to maintain the integrity of the Green Belt in the north of the District to ensure there is a buffer against development from neighbouring districts. As such, this area has been identified as an area for further investigation (this area is labelled 006 on the map in Appendix F).
- D.3.10 However, Hamsey Green School and the Park Home Estate have been built up over the years and appear to have sprawled into the area from adjacent

urban settlement of Warlingham. As such, this area has been identified as an area for further investigation (this area is labelled 007 on the map in Appendix F).

## **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

- D.3.11 The parcel sits adjacent to the built up areas of Warlingham/Hamsey Green, outlying parts of the London Borough of Croydon and Whyteleafe. The existence of this parcel prevents further coalescence of Hamsey Green/Warlingham with Whyteleafe.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.3.12 The presence of the school complex as well as the sports fields and facilities has eroded the gap between the urban areas of Warlingham and Whyteleafe, but there are still some open fields between the settlements. The largest threat would be if the Caravan Park were to grow, further impacting on the openness of the parcel and decreasing the gap between the settlements.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.3.13 This parcel acts as a buffer between Warlingham / Hamsey Green and Whyteleafe. The railway line near to the western boundary of the parcel also creates an additional barrier preventing against merging.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.3.14 The settlements of Hamsey Green / Warlingham and Whyteleafe (joined to the settlement of Kenley in the London Borough of Croydon) are a reasonable distance away from each other. It is very difficult to see from one settlement to another within the parcel due to the topography, natural and man-made screening and the fractured nature of the parcel.

## **Conclusion on Purpose 2**

- D.3.15 Overall GBA 002 in its entirety acts as a buffer between Hamsey Green / Warlingham and Whyteleafe. Even though Hamsey School and Caravan Park limit the openness of this parcel, there is still a substantial amount of open fields between the settlements to prevent those towns from merging. As such the parcel is effective in meeting this purpose.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.3.16 In the centre of the parcel are a number of small and medium-sized fields that are free from development and separated by tree belts, some of which are fairly dense. These tree belts prevent long views within and outside of the parcel. The north west of the parcel is mostly open grassland with scattered tree belts and a playing field belonging to the adjacent school. This area of the parcel is bordered by a part of Croydon's Green Belt to the north. In the south west corner of the parcel is a recreation ground which is much lower in height than the rest of the parcel and can be viewed from viewpoints in the area of dense woodland, located on steep slopes that extends from the parcel's western border into the centre of the parcel, creating a visual and physical boundary between the north western and south western parts of GBA 002.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.3.17 Near the centre of the parcel is the Caravan Park and to the east of that, adjacent to Hamsey Green / Warlingham is Hamsey Green School. There is also a sports ground to the east of the parcel. The rest of the parcel is very limited in development.

*Does the parcel contain countryside?*

- D.3.18 The parcel contains a mix of uses, most of which are not consistent with the definition of open countryside as set out the in adopted methodology. The only exception to this is the small and medium fields that are free from development and separated by tree belts, in the centre of the parcel.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.3.19 The Hamsey Green School is quite large and prominent. The Caravan Park is also prominent and out of keeping with the rest of the character of the area. The sports ground / pavilion is derelict and tired, which is emphasised by its location on open playing fields. Although the area is flat, there are some dense tree-belts in the area that make views in and out of parcel limited.

### **Conclusion on Purpose 3**

- D.3.20 As defined in the Methodology, encroachment is inappropriate development in the Green Belt not adjacent to or connected to the urban areas (which would be defined as sprawl). Most of the parcel is development free containing woodland and/or grassland. Whilst the parcel does have some

sporadic development, natural screening from tree belts / woodland provides some mitigation. Further, the area has an urbanised character added to by the Park Home Estate, the School and the sports ground. As such it has been identified as an area for further investigation (this area is labelled 007 on the map in Appendix F).

#### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic Conservation Areas within or visible from the parcel?*

D.3.21 There are no Conservation Areas within or adjacent to the parcel.

*How would you describe the view from, within, into and out of the Conservation Area?*

D.3.22 There are no Conservation Areas within this parcel.

*How does the parcel complement the setting of the Conservation Area?*

D.3.23 There are no Conservation Areas within this parcel.

#### **Conclusion on Purpose 4**

D.3.24 There are no Conservation Areas within or adjacent to this parcel so it is not considered to serve this purpose.

#### **Conclusion: How effectively does Parcel 002 serve the purposes of the Green Belt?**

D.3.25 The assessment on Purpose 1, along with the strategic assessment on Strategic Area A, highlights the role this parcel plays at guarding against any urban sprawl from the settlements outside the District in the north. As such, this area has been identified as an area for further investigation to understand its role in preventing unrestricted sprawl (this area is labelled 006 on the map in Appendix F).

D.3.26 The development of Hamsley School, Park Home Estate and the derelict sports ground all add to the urban character of the area and due to the minimal countryside in this area, it is felt that their encroachment on the character of the area should be investigated further (this area is labelled 007 on the map in Appendix F).

## D.4 GBA 003

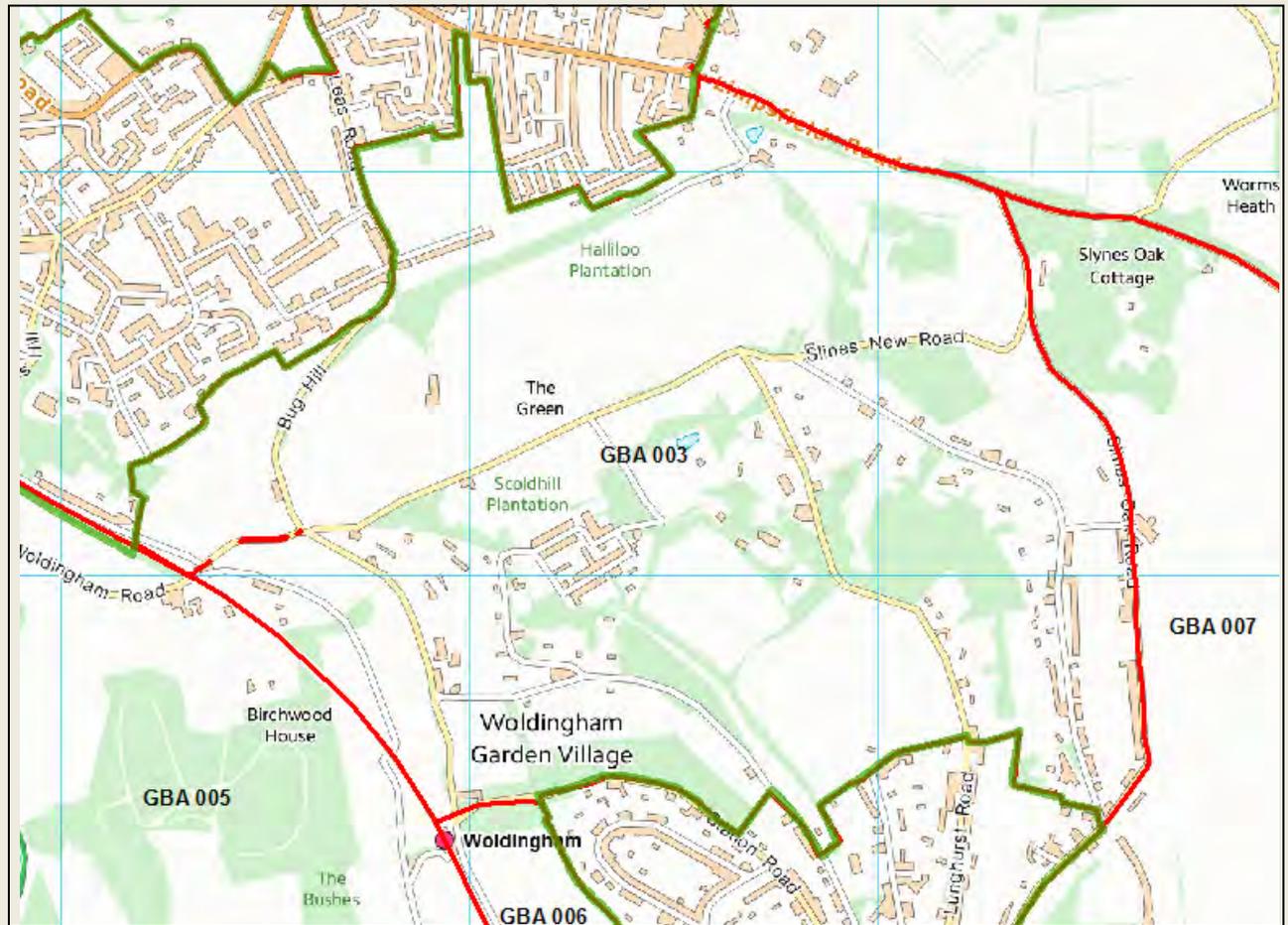


Figure D.4.1 – Map of GBA 003

D.4.1 GBA 003 lies between Woldingham and Warlingham. The parcel contains a golf course that sits in the valley below Warlingham, with Woldingham Garden Village sitting on the top of the other side, north of Woldingham. There is a scattering of woodland present, mostly in the east of the parcel around the dwellings along Butlers Dene Road. Woodland also sits on top of the northern side of the valley that screens most of Warlingham from view, and also serves as a natural barrier that separates a small area of Green Belt that lies in the gap between two areas of the town from the rest of the parcel.



**Figure D.4.2 -The southern areas of the parcel next to Woldingham are sited on a raised elevation to the adjacent parcels, which provide views across the surrounding countryside. This photo was taken along Butlers Dene Road looking east across Parcel 007.**



**Figure D.4.3 - Looking south west from Woldingham Road towards GBA 005. The dense woodland provides a natural screening from the railway, just visible through the treeline. The area beyond the railway is part of the Surrey Hills Area of Outstanding Natural Beauty.**



**Figure D.4.4 - Looking north-west from the public footpath that runs along the southern boundary of Woldingham Golf Course. Visible along the top of the valley are the dwellings along Beachwood Lane. In the left of the photo in the background Caterham is just visible.**



**Figure D.4.5 - Looking south towards Woldingham from the entrance of Woldingham Golf Course. Note the natural screening provided by the Woodland along the hill. Some dwellings that are part of the Garden Village are just visible on the far left at the top of the hill.**

## Purpose 1: to check the unrestricted sprawl of large built-up areas

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.4.2 The parcel sits adjacent to the large built up area of Warlingham. There is only a tiny amount of development present beyond the defined boundary of the urban area – a number of dwellings along Beechwood Lane. These are large, well-spaced, naturally screened and of a low density as to not have a significant sprawling effect.

*Has this changed significantly since the Green Belt was first designated?*

- D.4.3 This parcel has experienced minimal change since the Green Belt was designated. The Woldingham Garden Village was built on an army camp and pre-dates the Green Belt. The only area worth noting is Woldingham Golf Club, which used to be Halliloo Farm up until 1990.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.4.4 The area is physically connected to the urban settlement of Warlingham in the north and Woldingham in the south. The Woldingham Garden Village is spread throughout the parcel.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.4.5 The residential properties of Warlingham and Woldingham form the boundary between the Green Belt and the built up areas. However, the steep topography of the area, the dense woodland and the railway line to the west of the parcel provides strong defensible boundaries.

## Conclusion on Purpose 1

- D.4.6 There appears to have been minimal change in GBA 001 since the Green Belt was first designated. Although there is some development within the parcel, this pre-dates the Green Belt. It is unlikely that development from Warlingham would ever spread further south due to the steep valley that sits below it. It is considered the natural landscape features serve to check unrestricted sprawl in addition to the Green Belt designation. The parcel therefore has a moderate role in serving this purpose.

## Purpose 2: to prevent neighbouring towns merging into one another

*What settlements/towns are within the parcel?*

- D.4.7 The parcel sits between two neighbouring towns, Woldingham and Warlingham. Woldingham Garden Village is located within this parcel.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.4.8 The topography of the landscape between these two towns makes it unlikely that these towns would ever merge. The valley and dense woodland that lies between them would restrict any development from spreading between the gap. Although there is development between the two areas (predominantly dwellings), it is naturally screened by the surrounding woodland and sits on a raised elevation. As such there is no visual indication that this development has reduced the gap between the two towns or any increased chance that physically these two areas could merge in future.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.4.9 This parcel acts as a buffer between the two inset settlements of Woldingham and Warlingham. However, as previously mentioned the topography of the area would make it very difficult for these settlements to merge.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.4.10 As shown in the pictures above (Figures D.4.2-D.4.5) the neighbouring settlements cannot be viewed. This is due to the steep topography of the area and the dense woodland.

## Conclusion on Purpose 2

- D.4.11 Whilst the neighbouring settlements of Warlingham and Woldingham have not merged, or combined with Woldingham Garden Village, it would be safe to confirm that this is due to the steep topography in the area as well as the Green Belt designation. Therefore, this parcel therefore only plays a minor role in serving this purpose.

## Purpose 3: to assist in safeguarding the countryside from encroachment

*What are the characteristics and features of the area?*

- D.4.12 The parcel does contain a significant amount of development north of Woldingham. Predominantly it is in the form of large dwellings, particularly

along Butler Dene Road and concentrated around Beulah Walk and Hilltop Walk in Woldingham Garden Village. The rest of the area is steep sloping fields edged by dense woodland.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.4.13 The dwellings within the parcel are relatively low density and naturally screened by woodland, they are typically large dwellings and so constitute a sizeable amount of built form in the Green Belt.

*Does the parcel contain countryside?*

- D.4.14 The parcel contains some large expanses of countryside, although each field can be screened from the next due to the rolling wooded hillsides in the parcel.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.4.15 As stated above, the low density large dwellings within the parcel are visually obscured due to their raised elevation and natural screening which means their encroaching effect is not generally noticeable outside of the immediate vicinity.

### **Conclusion on Purpose 3**

- D.4.16 Whilst the northern and western areas are mostly open countryside free from development, there is a significant amount of development within the parcel. However, the development is of low density large dwellings that are extremely well screened and therefore the parcel plays a moderate role in assisting with safeguarding the countryside from encroachment.

### **Conclusion: How effectively does Parcel 003 serve the purposes of the Green Belt?**

- D.4.17 Due to the topography and wooded hillsides within the parcel, the parcel's overall contribution to the purposes of the Green Belt is difficult to assess. There are no Conservation Areas, and despite its proximity to two neighbouring towns it plays only a minor role in preventing them merging due to the far more effective separation maintained by the physical landscape features. It is these same features that help to lessen the impact of the sporadic concentrations of development present within this area of the Green Belt. This means that although there is some built form present, its encroaching effect on the countryside is lessened. In the very north part of the parcel where the Green Belt lies between two neighbourhoods of Warlingham, the Green Belt is cut off from the remainder of the parcel by the hill and woodland. Overall, the parcel is considered to play a moderate role

in serving the purposes of the Green Belt, although the natural landscape features of the area also contribute to preventing further development. There have been no areas for further investigation identified through this parcel assessment.

## D.5 GBA 004

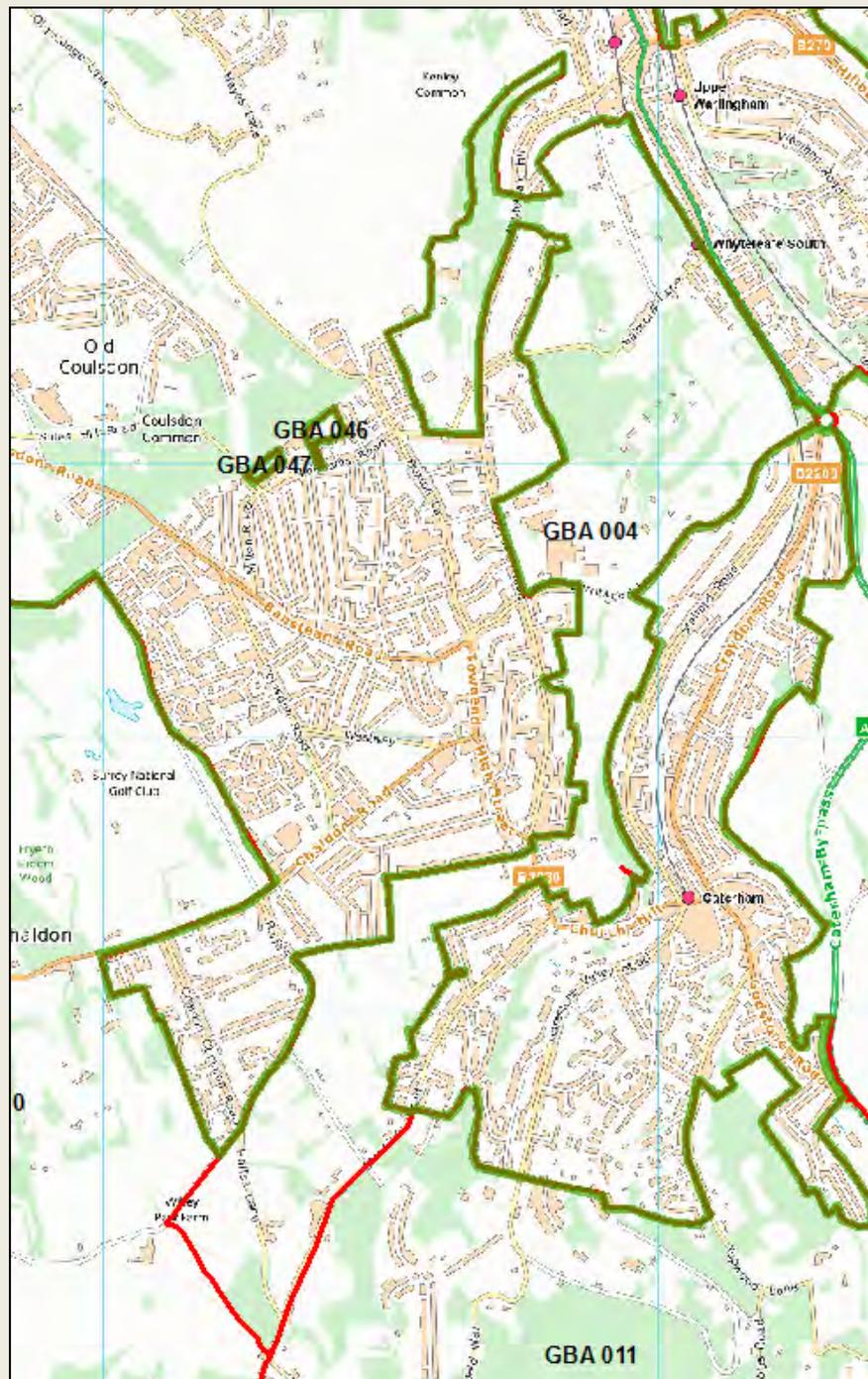


Figure D.5.1 – Map of GBA 004

- D.5.1 Parcel 004 is a long and narrow tract of Green Belt located in the north west of the District that separates Caterham Valley and Caterham on the Hill. It is bordered by Whyteleafe to the north east, Kenley Aerodrome to the north west and at its southern tip it adjoins Green Belt parcels 010 and 011. The topography is mostly steep slopes that generally rise from Caterham Valley in the east to Caterham on the Hill to the west.
- D.5.2 Whilst there is scattered residential development in the parcel as well as large buildings such as schools, a hospital, and sports centre, the parcel is largely free from development being heavily wooded in parts and featuring agricultural fields, paddocks, graveyard and parkland/recreation grounds.



**Figure D.5.2 - View from Caterham Cemetery looking north east across Caterham Valley towards Green Belt Parcel 005. Caterham Valley lies below further south and is generally well screened by tree cover from this point.**



**Figure D.5.3 - View from area immediately east of Furrows Place Estate looking east towards Caterham Valley. Mature trees prevent views of the urban area.**

## Purpose 1: to check the unrestricted sprawl of large built-up areas

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.5.3 The far south of the parcel (the area south west of the recreational field containing Old Caterhamians Cricket Club) contains scattered residential development and farm buildings with open agricultural and grazing fields. A residential estate has recently been developed along Stansted Road alongside a collection of detached homes. The topography (which is broadly flat before sloping downwards to the south), and tree coverage (including dense woodland and belts that line the lanes and roads) prevent distant views in all directions and help to distinguish Caterham Valley and Caterham on the Hill from each other. The relatively enclosed nature of the southernmost areas are rural, particularly the area south of Willey Lane.
- D.5.4 In the southern centre of the parcel lies Queens Park, a network of sports pitches, tennis courts and playgrounds, along with amenity facilities and buildings used to manage the area. To the east of Queens Park lies an area of land that contains both Caterham Dene Hospital and St Mary's Church and associated grounds and graveyard. Tree coverage between the curtilages of both buildings limit north/south views between the two buildings and grounds.
- D.5.5 To the north of Burntwood Lane, the parcel widens and includes the De Stafford Sports Centre, and adjoining school accompanied by playing fields and grounds, as well as scattered large detached dwellings set back from Portley Wood Road in large wooded curtilages with copious tree coverage that provides natural screening. To the east is Manor Park.
- D.5.6 The most northerly part of the parcel is an area that lies to the most part between Caterham on the Hill and Whyteleafe and contains sporadic large residential dwellings, a school and Whyteleafe Football Club. For the most part however, the area covered by dense and mature woodland. The land rises north west to its border with Kenley Aerodrome (partly within a Conservation Area), which contains some large detached buildings (some of which are listed buildings) related to its former use as a RAF base, impacting on its rural feel.

*Has this changed significantly since the Green Belt was first designated?*

- D.5.7 This parcel has undergone quite a substantial change since the Green Belt was first designated. The De Stafford School and Kenley Aerodrome have both been developed over the years and the character of them has changed. De Stafford School could have undergone changes that were acceptable to previous Green Belt policy, but since the NPPF, the policy stance on schools in the Green Belt has changed. Kenley Aerodrome has been developed as many buildings existing on the site prior to Green Belt and therefore have

been redeveloped in accordance with policy. The area between Burnt Wood Lane and Church Road, including the hospital were within the Green Belt in the Surrey Development Plan 1958. In the Surrey Development Plan 1974 this area was removed from the Green Belt and designated for residential development. This area was put back into the Green Belt through the North of the Downs Local Plan 1992. However, most of the open spaces within the parcel have been protected prior to the Green Belt designation, records show since 1938, and have remained in the parcel since.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.5.8 Parcel 004 is a long and narrow tract of Green Belt located in the north west of the District that separates Caterham Valley and Caterham on the Hill. It is bordered by Whyteleafe to the North East and Kenley Aerodrome to the North West.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.5.9 The boundary of the built up area is mainly residential dwellings. The railway line forms the boundary west of Whyteleafe, extending to Burnt Wood Lane which forms a boundary to Caterham. The area is very steep in character and there are mainly areas of thick tree coverage, which have helped to prevent urban sprawl.

### **Conclusion on Purpose 1**

- D.5.10 As set out in the assessment on Strategic Area A, the north of the District has a role in preventing the sprawl from Greater London. For the purpose of this parcel, the development that has occurred in Kenley has created sprawl to occur into Caterham. As this area has changed substantially since the Green Belt has been designated, this parcel is at risk of development. This is particularly apparent in that the space between Caterham on the Hill and Caterham Valley was designated for residential development. The reason why this area was never built out and then put back into the Green Belt is unknown. However, it could be due to the topography of the parcel. For all these reasons, this parcel have been identified as an area for further investigation (this area has been labelled 008 on the map in Appendix F).

### **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

- D.5.11 The settlements within this parcel are Caterham Valley and Caterham on the Hill. The parcel is also bordered by Whyteleafe to the north east and Kenley Aerodrome to the north west.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

D.5.12 The Green Belt between Caterham on the Hill and Caterham Valley/Whyteleafe is a thin strip and viewed, in most places, to prevent the urban areas from coalescing. Whilst it could be said that both of these areas form part of the settlement of 'Caterham', they are different in character and identity. A reduction in this gap would compromise the separation of the settlements both visually and physically. However, there are areas where the parcel is less successful in preventing the urban areas merging. A clear example of this is Queens Park which due to its nature, joins two neighbourhoods rather than acts an area of open land separating two distinct settlements. The Church and Hospital to Queens Park's immediate east adds to this effect. The De Stafford Sports Centre and adjoining school creates a similar impact in a more northern part of this parcel and weakens the sense of separation.

D.5.13 The gap between Kenley and Caterham is small and this is furthered added to by the development that has taken place on Kenley Aerodrome.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

D.5.14 The entire parcels acts as buffer to the merging of more than two settlements; the settlement it separates are Caterham on the Hill, and Caterham Valley, and these two parts of Caterham with Whyteleafe. It is noted that there are parts of the Green Belt in this parcel that have development on and the built form of different settlements are very close together at points, which only strengthens the need for this Green Belt to remain. Although topography plays a role in this parcel, in so far as the steep slopes of the parcel would make development in the area difficult (particularly in the northern extent of GBA 004), the Green Belt in this area is required to reduce the risk of the two settlements merging. It is also noted that Kenley Aerodrome sits to the north west of the parcel. However, this is not identified as an individual settlement under this purpose. Notwithstanding this, the assessment on Strategic Area A identifies that the development at Kenley Aerodrome has added to the perception that Kenley and Whyteleafe have merged.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

D.5.15 There are quite a few points where Caterham on the Hill can be seen from Caterham Valley. However, the treelines and the topography in the area make the views to each settlement slightly more obscure. Whyteleafe is connected to Caterham Valley by a roundabout on the A22, and when standing in the parcel, and looking at the built form, it is difficult to separate

the towns. However, Manor Park is rural in character and the screening around the park reduces the views of the settlements and prevents the settlements from merging any further.

- D.5.16 Due to the woodland that separates Kenley and Caterham, it cannot be seen on the ground. However, the development that has taken place in Kenley Aerodrome creates a perception that the settlements are merging.

### **Conclusion on Purpose 2**

- D.5.17 This parcel is a thin strip of Green Belt that separates Caterham Valley, Caterham on the Hill and Whyteleafe, and at some points these settlements are in very close proximity to each other physically and visually. The redevelopment of Kenley Aerodrome, whilst not physically merging Kenley with Caterham, has created the perception of settlement merging. Further, the area contains a mix of uses, such as schools, sports grounds, a graveyard and recreation spaces, which add to the perception that the settlements adjacent to this area are merging.
- D.5.18 Whilst the topography and woodland in this parcel assist in preventing coalescence, the Green Belt also plays a role and as such this parcel is extremely effective at meeting this purpose. To understand the relevance of this parcel in preventing coalescence, this area has been identified as an area for further investigation (this area is labelled 008 on the map in Appendix F).

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic Conservation Areas within or visible from the parcel?*

- D.5.19 There are no Conservation Areas within or visible from the parcel.

*How would you describe the view from, within, into and out of the Conservation Area?*

- D.5.20 There are no Conservation Areas within the parcel.

*How does the parcel complement the setting of the Conservation Area?*

- D.5.21 There are no Conservation Areas within the parcel

### **Conclusion on Purpose 4**

- D.5.22 There are no Conservation Areas within or adjacent to this parcel so it is not considered to serve this purpose.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.5.23 The built up settlement of Caterham Valley continues to extend southerly along Stanstead Road within the Green Belt. Similarly buildings such as the De Stafford Sports Centre and other schools are also present in the Green Belt. The graveyard in the centre of the parcel is situated on land that slopes steeply in an easterly direction. At this point, longer views can be seen across Caterham Valley to other Green Belt parcels; however the topography and tree coverage prevent nearer views.
- D.5.24 To the north of the graveyard lies a narrow tract of land which in most places tightly borders the edge of both the urban areas of Caterham Valley and Caterham on the Hill and generally contains thick tree coverage, albeit some areas have been cleared, including a relatively flat area to the immediate east of the residential estate located in Furrows Place. This area is categorised by a very steep slopes that drop from the west to the east. The tall and mature trees limit easterly views of Caterham Valley. There are a number of recreation spaces spread through the parcel and some small isolated dwellings scattered along Portley Wood Road and Willey Lane.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.5.25 There is a lot of development within the area. The development mainly consists of schools, associated sports buildings, such as changing rooms, pavilions, some scattered dwellings along Portley Wood Road and Willey Lane, a hospital and a nursery.

*Does the parcel contain countryside?*

- D.5.26 The frontages from Queens Park Road in Caterham on the Hill can be clearly seen to the immediate north and the parcel is bordered by fences of properties in Caterham Valley at its south. As a result this does not feel like an area of the open countryside but more an urban park serving both neighbourhoods of Caterham.
- D.5.27 However, there are other spaces within the parcel such Manor Park, where it has more of a rural character synonymous with open countryside. The schools and the playing fields are not considered countryside. The north and south of the parcel both extend out to wooded / green fields and farmland and as such have a rural countryside feeling.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.5.28 The development in the area is diverse and therefore ranges in size and scale. There are a number of woodlands and recreation spaces throughout the parcel and the topography of the area is fairly steep. A lot of the built form is tree-lined and therefore softens the built form that backs onto the parcel.

### **Conclusion on Purpose 3**

- D.5.29 The parcel is not free from development, containing numerous buildings, structures and other land uses that are not commonplace in open countryside. Further, the land is bordered in most places by urban areas meaning that most of the area does not have a feel of being part of the open countryside. There are two exceptions; one in the far south of GBA 004 that extends into other Green Belt parcels; and one in the north of the parcel that extends into field and woodland beyond Kenley Aerodrome in Croydon. As both of these exceptions are related to countryside outside the parcel itself, this purpose is not considered to be served effectively.

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic Conservation Areas within or visible from the parcel?*

- D.5.30 The Kenley Conservation Area is within this parcel.

*How would you describe the view from, within, into and out of the Conservation Area?*

- D.5.31 The Conservation Area is bordered on three sides by development and so long distance views to the Conservation Area are limited. The Green Belt land within Croydon is more open and therefore views to the Conservation Area are more visible.

*How does the parcel complement the setting of the Conservation Area?*

- D.5.32 The parcel does not complement the setting of the Kenley Conservation Area as the Conservation Area is bordered on all three sides within Tandridge by development. The Green Belt in the adjacent borough of Croydon is considered to complement the setting of the Conservation Area as it is open in nature.

### **Conclusion on Purpose 4**

- D.5.33 The Green Belt in Tandridge does not have a significant role in preserving the setting of the Kenley Conservation Area. Although not a role of this

assessment, it has been identified that the Green Belt in Croydon has more of a role in preserving the setting of the western side of the Conservation Area.

### Conclusion: How effectively does Parcel 004 serve the purposes of the Green Belt?

- D.5.34 The parcel is somewhat unique in how it contributes to the purposes of the Green Belt. Most areas are not considered to be typical open countryside and it does little to preserve the special character of the Conservation Area. Nonetheless, it continues to act as a buffer between Caterham Valley and Caterham on the Hill, and Whyteleafe preventing these urban areas from merging - although instances of development in this gap have occurred, encroaching upon the Green Belt and reducing openness.
- D.5.35 So whilst this gap has been eroded and is in places very narrow, any further erosion could lead to the merging of these distinct neighbourhoods. Additionally, the northern half of the parcel forms part of the strip of Green Belt that has a critical role in checking against any future sprawl from the London Boroughs. For these reasons, this area has been identified as an area for further investigation (this area has been labelled 008 on the map in Appendix F).

## D.6 GBA 005

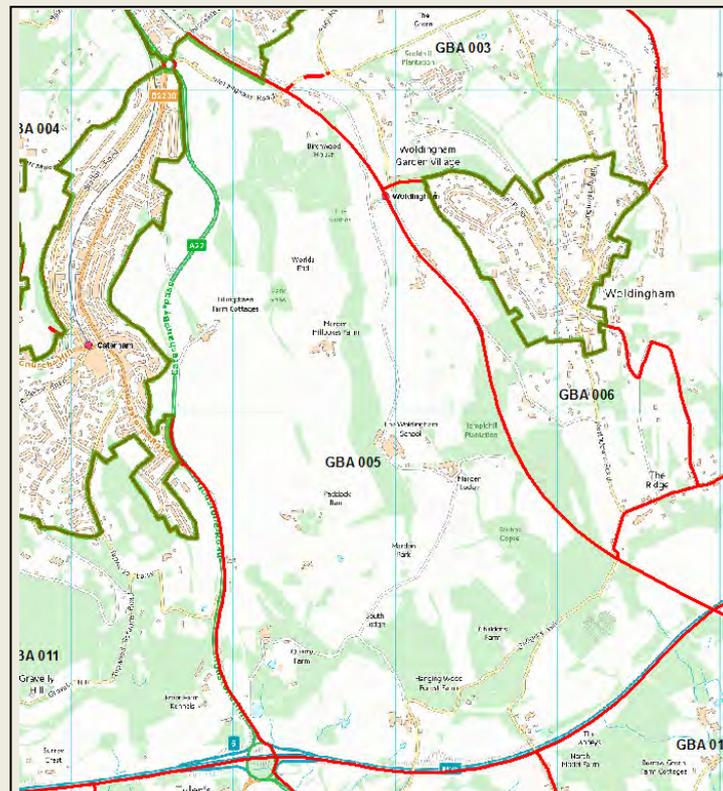


Figure D.6.1 – Map of GBA 005

- D.6.1 GBA 005 is a large expanse of land that extends from the M25 motorway northwards to the Wapses Lodge roundabout. The parcel is positioned between Caterham and Woldingham, and is almost entirely covered by the Surrey Hills AONB. The topography of the area varies considerably, sloping down from Woldingham then rising towards the centre of the parcel, before sloping down again towards Caterham before rising again above the Caterham bypass. The land then slopes downwards somewhat steeply towards the centre of Caterham and the edge of the urban area. Much of the area to the immediate west of Woldingham along the boundary with Parcel 006 is used for agriculture; there is also a large school and grounds here. There is a scattering of woodland throughout the parcel, although it is mostly concentrated in the southern area along the ridge that overlooks the M25 and the rest of the District.
- D.6.2 The centre of the parcel is predominantly farmland and open fields on a raised plateau that sits between the two valleys on either side. The valley areas are very different in character: the area surrounding Woldingham School is maintained for agriculture or as part of the grounds of the school. The area was also well used, as the main access road to the school, and church farm road runs through this valley. Conversely, the valley to the west closest to Caterham is predominately scrubland, and very isolated: access is only possible from the few tracks that run over the hill or down from Tillingdown Farm.



**Figure D.6.2 - Looking east towards Woldingham from the eastern area of the parcel. Church Road Farm is visible to the right.**



**Figure D.6.3 -Looking south towards Woldingham School. The rolling hills and grassland have a strong open character and are almost entirely free from development.**



**Figure D.6.4 - The area to the west of the Caterham Bypass. There are public footpaths here but at the time of the site visit, the area was very isolated.**

## Purpose 1: to check the unrestricted sprawl of large built-up areas

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.6.3 The parcel lies adjacent to Caterham and Warlingham, and the development adjacent to this area is entirely contained within the urban boundaries. However, there are a number of farms and associated buildings, a rising school and Woldingham School within the parcel.

*Has this changed significantly since the Green Belt was first designated?*

- D.6.4 The historic assessment (detailed in Appendix A) does not identify any changes within this parcel. However, the historic assessment focused on settlements and therefore did not consider changes to individual farm buildings or a school that was detached from the settlement.

*Is any area of the parcel physically connected to a built up area/settlement*

- D.6.5 The parcel is adjacent to Caterham and Warlingham. The rest of the parcel is agricultural and is bordered by the M25 to the south, a railway line to the east and the A22 to the west.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.6.6 The boundaries with the urban area are clearly defined and defensible in the north of the parcel, following the railway line past Warlingham and the bypass past Caterham. There is a part of the parcel to the west beyond the bypass that borders the edge of the built up area of Caterham. A woodland and a reservoir lie between the bypass and built up area and therefore these two features prevent sprawl occurring. Further, the steep, hilly topography of the area is a prominent feature, along with Surrey Hill AONB designation, that assists in preventing sprawl. There is a small parcel of land between the built up area of Longsdon Way and the A22 that seems to be an anomaly and it is not clear without further investigation why there is no development within this area, as the A22 would form a definitive boundary. This has been identified as an area for further investigation (this area for further investigation has been labelled 009 on the map in Appendix F). The M25 forms a definitive boundary to the south of the parcel.

## Conclusion on Purpose 1

- D.6.7 The topography of the parcel and its AONB designation have played a role in checking urban sprawl, as the steep hills and valleys would limit development from spreading east from Caterham. Although the Green Belt

plays some role in checking the unrestricted sprawl of Caterham and Warlingham, other policy designations and the natural landscape features also serve to check sprawl. However, there is a small anomaly behind the built up area of Longsdon Way and the A22 which requires further investigation as to why this area has restricted sprawl, when it would appear that the A22 would provide a more definitive boundary (this area for further investigation has been labelled 009 on the map in Appendix F).

## **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

- D.6.8 The parcel (in conjunction with parcel 006) is situated between Caterham and Woldingham. The parcel in the northern corner separates Caterham Valley and Warlingham.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.6.9 The distance between Caterham and Woldingham is considerable, with the landscape topography between them also rising and dropping steeply in some places. A main road and railway line also run through this parcel which acts as a barrier to development. It is therefore unlikely that these two towns would ever merge irrespective of the Green Belt designation and the landscape features would make a continuous pattern of development between them impossible. The northern corner of the parcel separates Warlingham and Caterham Valley, and although it is a small strip of land, it passes over the roundabout at the end of the bypass, and the considerable amount of road infrastructure and presence of development around the gap gives a visual impression that these settlements have merged at this point.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.6.10 The parcel in conjunction with Parcel 006 acts as a buffer between Caterham and Woldingham. However, these settlements are such a considerable distance away and there are physical barriers such as the A22 and the railway line that would prevent the settlements merging. The northern corner acts a physical buffer between Warlingham and Caterham Valley, although visually these settlements could be said to have merged.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.6.11 Due to the topography of the area, the amount of dense woodland and distance between Caterham and Woldingham, you cannot see the neighbouring settlements on the ground. Whereas Warlingham and

Caterham Valley are very close to each other and this is intensified through the A22 which joins the two settlements on the ground.

### **Conclusion on Purpose 2**

- D.6.12 Woldingham and Caterham Valley are a considerable distance away from each other and are unlikely to merge due to the topography and the woodland character of the area. Further, Woldingham and Caterham Valley are not separated by this parcel only; GBA 006 also plays a role. Therefore this parcel of Green Belt alone does not prevent the towns of Woldingham and Caterham Valley from merging. In the far northern corner the parcel is partly between Warlingham and Caterham Valley along with Parcel 004. Although there is a very small strip of Green Belt land between these two towns, there is almost a continuous pattern of development from Caterham into Warlingham and this is intensified by the A22, however it is recognised that the Green Belt continues to help prevent further coalescence.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.6.13 The parcel is largely free from development. There is some built form, typically agricultural buildings or isolated dwellings. The area is steep, contains dense woodland and filled with tree ridgelines.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.6.14 The majority of the built form in the area is agricultural buildings or isolated dwellings. Woldingham School is another building within the area.

*Does the parcel contain countryside?*

- D.6.15 The parcel is typically countryside; either open fields or woodland and is generally unobstructed by development.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.6.16 The development in the parcel varies in size and scale, from small isolated dwellings to a large collection of buildings at Woldingham School. There are many agricultural buildings which vary in size across the parcel. The topography of the area is steep and hilly, with many tree lined ridges throughout. There are also areas of dense woodland.

### Conclusion on Purpose 3

D.6.17 The parcel is considered to effectively assist in safeguarding the countryside from encroachment, although it is accepted that other factors such as the AONB designation and topography of the area also play a part in preventing development. Nonetheless, most of the parcel retains a strongly open character. However, the Caterham bypass separates some of the Green Belt to the west from the rest of the parcel. Additionally, screening around the road means that views from this area into the remainder of the parcel are rarely possible. Development is also present in the Green Belt at the Reservoir, although it only has a minor encroaching effect as it is small scale and generally screened by surrounding woodland. There is also a sense of isolation from the surrounding countryside. For these reasons, this area is effective at safeguarding the countryside from encroachment.

### Purpose 4: to preserve the setting and special character of historic towns

*Are there any designated historic Conservation Areas within or visible from the parcel?*

D.6.18 There are no Conservation Areas within or visible from the parcel.

*How would you describe the view from, within, into and out of the Conservation Area?*

D.6.19 There are no Conservation Areas within the parcel.

*How does the parcel complement the setting of the Conservation Area?*

D.6.20 There are no Conservation Areas within the parcel.

### Conclusion on Purpose 4

D.6.21 There are no Conservation Areas within or adjacent to this parcel so it is not considered to serve this purpose.

### Conclusion: How effectively does Parcel 005 serve the purposes of the Green Belt?

D.6.22 The parcel effectively assists in safeguarding the countryside from encroachment due to the general absence of development in the area. Where there is development, it is generally for agricultural uses or isolated dwellings that do not have a significant encroaching effect on the surrounding countryside. Although the parcel lies adjacent to Woldingham and Caterham, it has generally been effective at preventing urban sprawl. However, there is a small anomaly behind the built up area of Longsdon Way and the A22 which requires further investigation as to why this area has restricted sprawl, when it would appear that the A22 would provide a more

definitive boundary (this area for further investigation has been labelled 009 on the map in Appendix F). It is recognised that Caterham and Warlingham are already connected in a sense by a continuous pattern of development at the roundabout but the northern part of the parcel continues to prevent the settlement merging any further. As there are no Conservation Areas, the parcel is not considered to serve this purpose.

## D.7 GBA 006

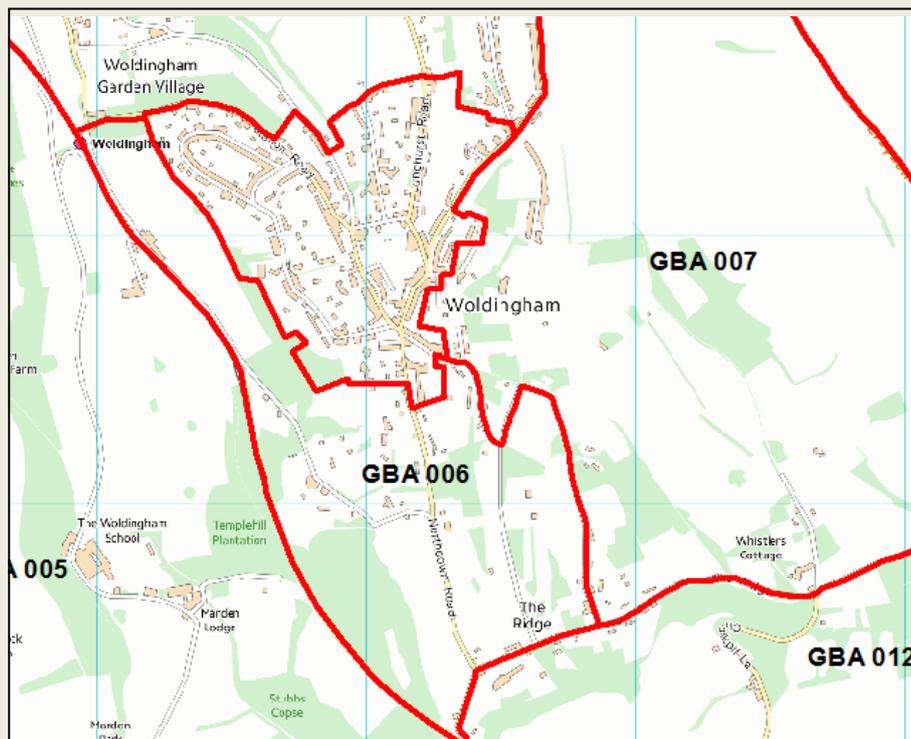


Figure D.7.1 – Map of GBA 006

D.7.1 GBA 006 is located south of Woldingham and also extends along the western edge of the settlement. Along the western edge the area is mostly open fields along a hill that sits between the railway line and the inset part of Woldingham. The southern part of the parcel below Woldingham is a mix of woodland and fields, and also contains a golf course and a scattering of dwellings. The Surrey Hills AONB also skirts along the edge of this parcel along the boundary with GBA 012. Along this boundary a number of dwellings are located amongst the woodland, which screens most views across the hills and into the south of the District. Similarly, along the boundary to the west, dense tree cover at Great Church Wood prevents most views across into Parcel 005 despite the raised elevation of 006.



**Figure D.7.2 - Looking east from Church Road towards Woldingham, just beyond the crest of the hill in the distance.**



**Figure D.7.3 - Looking west along The Ridge, with Parcel 006 on the right of the road and Parcel 012 on the left.**

**Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.7.2 The parcel is adjacent to Woldingham, with development running out of the settlement boundaries along Northdown Road. There are also some scattered buildings along Church Road and Southfield Road. The North Downs Golf Course is situated to the south of the area. Church Road Farm is located to the north of the parcel.

*Has this changed significantly since the Green Belt was first designated?*

- D.7.3 The plots in the area along Northdown Road, Church Road and Southfield Road appear to be there in 1940 photography, which was before the Green Belt was designated. There may have been some redevelopment of the plots or replacement dwellings but overall there seems to have been little change in this area.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.7.4 The area is physically connected to Woldingham. The rest of the area contains scattered dwellings, which are seen to be part of Woldingham but no included with the inset part of the settlement.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.7.5 The boundary to the west of the parcel is made up by the railway line and the north boundary is formed by Station Road. The eastern boundary is made up of residential dwellings from Woldingham, which mainly consists of back gardens. Due to the inconsistency in the size and screening of the gardens the boundary is slightly weakened.

### **Conclusion on Purpose 1**

- D.7.6 Whilst the parcel contains scattered dwellings throughout, the plots seem to have been there prior to the Green Belt. As there has been limited change on the ground in this parcel, it has been effective at preventing unrestricted sprawl.

### **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

- D.7.7 Overall Parcel 006 is situated between Woldingham and Caterham, along with parcel GBA 005 along its western boundary.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.7.8 There is a substantial distance between these two areas, across two valleys, a railway line and a main road. It is therefore unlikely that these two settlements would be at risk of merging due to the considerable distance and natural landscape features.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.7.9 As this parcel is only adjacent to Woldingham, it does not act as a buffer to the merging of two settlements. However, the small north part of the parcel joined with GBA005 acts as a buffer between Woldingham and Caterham. Yet these two settlements are a considerable distance away and the steep topography of the area means that these settlements will not coalesce.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.7.10 Due to the topography of the area, the amount of dense woodland and distance between Caterham and Woldingham, you cannot see the neighbouring settlements on the ground.

### **Conclusion on Purpose 2**

- D.7.11 The parcel is adjacent to the settlement of Woldingham and in close proximity to Caterham. However, due to the considerable distance, the topography and the wooded character, there is no risk that the two settlements would merge. The parcel is therefore not considered to serve this purpose.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.7.12 The parcel is largely free from development, covering mostly open fields or woodland. However, there are a small number of dwellings scattered across the countryside, mostly dwellings. Generally they are isolated, screened by surrounding woodland and set in large plots.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.7.13 There are a few dwellings immediately south of Woldingham that are similar in density and size to dwellings within the inset part of the settlement

*Does the parcel contain countryside?*

- D.7.14 Apart from the large plots occupied by large, isolated dwellings, the parcel is generally open countryside and woodland free from development.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.7.15 The scale of dwellings in the area is large and they are situated on substantially-sized plots. However, the rest of area is mainly fields, farmland, a golf course and woodland. The area is steep in topography.

### **Conclusion on Purpose 3**

- D.7.16 The dwellings in the area are large scale and screened by trees adding to the rural countryside feel of the area. The rest of the area is typical countryside, consisting of woodland and farmland. As such, this purpose has been served effectively.

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.7.17 Woldingham Conservation Area is located to the south of Woldingham, abutting the parcel at Northdown Road.

*How would you describe the view from, within, into and out of the conservation area?*

- D.7.18 From the parcel, the Conservation Area can hardly been seen due to the scale and number of dwellings that surround it. The topography of the land also obscures the Conservation Area from view.

*How does the parcel complement the setting of the conservation area?*

- D.7.19 The parcel does not really play a role in complementing the Conservation Area as the dwellings within the inset part of Woldingham obscure it from view.

### **Conclusion on Purpose 4**

- D.7.20 A tiny fraction of the Conservation Area in Woldingham borders this parcel. However, this area is self-contained within the inset settlement by surrounding dwellings and therefore the parcel is not considered to play a role in preserving its setting or special character.

### **Conclusion: How effectively does Parcel 006 serve the purposes of the Green Belt?**

- D.7.21 Parcel 006 makes a strong contribution towards safeguarding the countryside from encroachment, but due to its location away from any urban area it is not considered to serve most of the purposes that relate to the

containment of sprawl or preventing settlements merging. Nonetheless, it generally has a strong open character and is not recommended for any further investigation.

## D.8 GBA 007

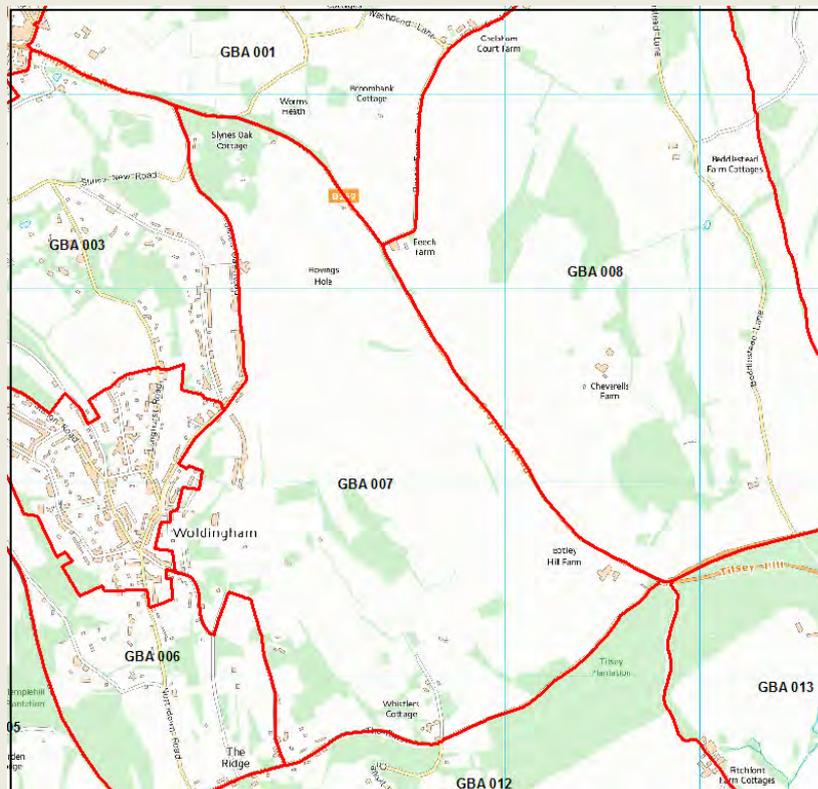


Figure D.8.1 – Map of GBA 007

D.8.1 Parcel 007 is located east of Woldingham. Along with Parcel 008 to the west, it forms part of a vast tract of open countryside that stretches from the boundary of Woldingham to the edge of the district, characterised by being almost entirely free from built form, save for the occasional dwelling or agricultural building. The countryside here is predominately used for agriculture, or as grazing paddocks for horses or livestock. A sizeable telephone mast is located in the south of the parcel that provides a noticeable landmark due to the heightened elevation, which gives way to gentle slopes to the west and east. From the raised areas in the south of the parcel there are impressive views northwards towards London, with parts of central London and Canary Wharf visible from some viewpoints in clear weather. However, views south into Parcel 012 are generally obstructed by woodland cover.



**Figure D.8.2 - Looking north from the south of the parcel. Visible on the left is a radio mast. Open countryside stretches out for miles ahead, with London just visible in the distance.**



**Figure D.8.3 - Looking west from a track past the radio towers across open fields and woodland and the occasional isolated tree.**



**Figure D.8.4 - Dwellings along Southfields Road. Woldingham is visible behind, further up on the crest of the hill although partially screened by woodland. The buildings on the top of the hill are not within the Green Belt.**

**Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.8.2 The parcel is adjacent to Woldingham, with development running out of the settlement boundaries along Southfield Road. There are a few farms and associated buildings scattered throughout the parcel with the large mast in the centre.

*Has this changed significantly since the Green Belt was first designated?*

- D.8.3 The plots in the area along Southfield Road appear to be there in 1940 photography, which was before the Green Belt was designated. There may have been some redevelopment of the plots or replacement dwellings but overall there seems to have been little change in this area. The only prominent feature in the area is the large mast, which would have been erected after the designation of the Green Belt.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.8.4 The area is physically connected to Woldingham. The rest of the area contains scattered dwellings, which are seen to be part of Woldingham but no longer included with the inset part of the settlement.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there*

*another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.8.5 The boundary is made up of local roads, apart from a small part which is made up of the residential dwellings within the settlement of Woldingham. The boundary around the settlement is strengthened by the woodland and steep topography which is effective at preventing urban sprawl.

### **Conclusion on Purpose 1**

- D.8.6 The parcel has limited development within it. The main collection of buildings stem from Southfield Road, but these were built prior to the Green Belt designation. The topography and the woodland in the area that abuts the settlement of Woldingham strengthen the definitive boundary and further prevents urban sprawl. This parcel is effective at meeting this purpose.

### **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

- D.8.7 The only settlement adjacent to the settlement is Woldingham.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.8.8 As the only settlement adjacent to the parcel is Woldingham, there are no gaps to consider.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.8.9 As the only settlement adjacent to the parcel is Woldingham, the merging of settlements does not need to be considered.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.8.10 As the only settlement adjacent to the parcel is Woldingham, this is the only settlement you can see on the ground.

### **Conclusion on Purpose 2**

- D.8.11 As Woldingham is the only settlement adjacent to the parcel, the parcel is not considered to play any role in preventing neighbouring towns from merging.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.8.12 The area is mostly farmland and open fields. There are a few dwellings along Southfields Roads. There are large clusters of dense woodland and treelines ridges lining the rolling hillsides.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.8.13 The main development that exists in the area is agricultural buildings. There are a few scattered dwellings in the south west corner and along Southfields Road. One prominent feature in the south of the area is a large mast featuring telecommunications equipment.

*Does the parcel contain countryside?*

- D.8.14 Parcel 007 is typically open countryside. The area is mostly farmland, woodland and open fields.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.8.15 The scale and size of the development ranges through the parcel. The topography and woodland in the area obscures and screens some of the buildings to minimise their impact on the countryside.

### **Conclusion on Purpose 3**

- D.8.16 There is very little built form except for a few farm buildings and stables, although there are a number of dwellings located along Southfields Road that have some encroaching effect on the surrounding countryside as they reduce openness, particularly from the east. However, the vast majority of this area is open countryside free from built form, and so the parcel is considered to effectively safeguard the countryside from encroachment.

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.8.17 There are no Conservation Areas within or visible from the parcel.

*How would you describe the view from, within, into and out of the conservation area?*

- D.8.18 There are no Conservation Areas within the parcel.

*How does the parcel complement the setting of the conservation area?*

D.8.19 There are no Conservation Areas within the parcel.

#### Conclusion on Purpose 4

D.8.20 There are no Conservation Areas within or adjacent to this parcel so it is not considered to serve this purpose.

#### Conclusion: How effectively does Parcel 007 serve the purposes of the Green Belt?

D.8.21 Parcel 007 makes a strong contribution to assist in safeguarding the countryside from encroachment due to its strong open character and general lack of built form although makes a less effective contribution to the other Green Belt purposes as there are no large built up areas or towns at risk of merging nearby.

## D.9 GBA 008

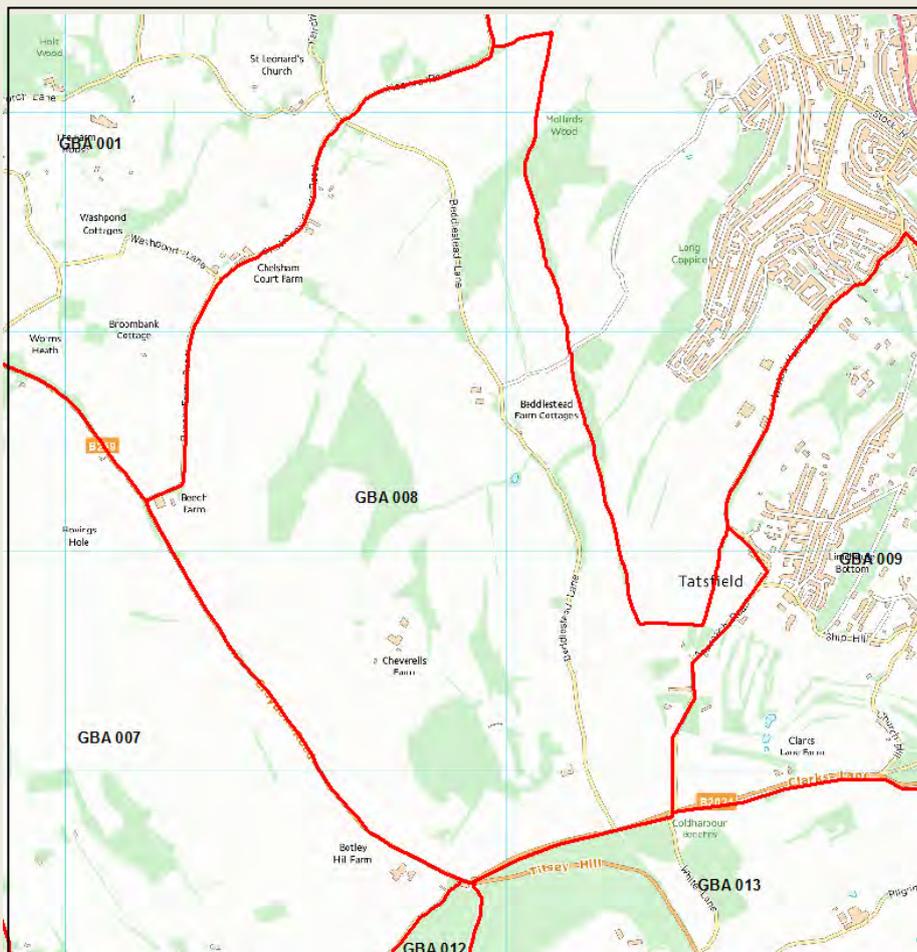


Figure D.9.1 – Map of GBA 008

D.9.1 Parcel 008 is located in the north east of the district, and is almost entirely free from development, containing only open fields and woodland. There is a small number of dwellings and agricultural buildings, but these are spaced apart over a substantial distance. The area is predominantly open countryside, with substantial views possible from the raised areas for miles around, even as far as central London.



**Figure D.9.2 - Looking north from Beddlestead Lane, across surrounding fields. London and Canary Wharf is just visible left of centre in the distance.**



**Figure D.9.3 - The view looking north from Beddlestead Lane next to Owls Wood. Agriculture is the predominate use of the countryside in this area.**



**Figure D.9.4 - Further down the road, looking north east. Mollards Wood is visible on the left. Travelling in a straight line from this point would lead you across open fields then into Biggin Hill in the neighbouring borough.**



**Figure D.9.5 - The far corner of the parcel borders parcel 009 and the Village of Tatsfield. Visible on the left are a number of dwellings in the Green Belt constructed under a rural exception scheme.**

### **Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.9.2 The parcel is mostly free from development apart from a few farms and associated buildings scattered through. There are also a small number of dwellings but these are spaced apart over a substantial distance.

*Has this changed significantly since the Green Belt was first designated?*

- D.9.3 The historic assessment (detailed in Appendix A) does not identify any changes within this parcel. However, the historic assessment focused on settlements and therefore did not consider changes to individual farm buildings that were detached from the settlement.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.9.4 There is a small part of the parcel in the east attached to the settlement of Tatsfield. The rest of the area is attached to fields and open countryside.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.9.5 The eastern edge of the parcel is bounded by the district boundary; which does not follow any definitive line. However, there are some areas of dense woodland within the London Borough of Bromley that create a more distinct boundary. The back gardens of residential dwellings from Tatsfield border the area, but there is no development sprawling into the area beyond this.

### **Conclusion on Purpose 1**

- D.9.6 The area has experienced little change, if any, since the Green Belt was designated. Although the boundary of the Green Belt and the parcel is the district boundary, which is not particularly definitive, the dense woodland within Bromley strengthens the border. Overall, the area is relatively free from development and therefore the parcel serves this purpose effectively.

### **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

- D.9.7 The parcel is located on the boundary with Bromley, near to the large built up area of Biggin Hill. The settlement that is joined to this parcel is Tatsfield, however this is only a small part of the parcel.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.9.8 As the only settlement adjacent to the parcel is Tatsfield, there are no gaps to consider.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.9.9 As the only settlement adjacent to the parcel is Tatsfield, the merging of settlements does not need to be considered.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.9.10 As the only settlement adjacent to the parcel is Tatsfield, this is the only settlement you can see on the ground.

### **Conclusion on Purpose 2**

- D.9.11 As Tatsfield is the only settlement adjacent to the parcel, the parcel is not considered to play any role in preventing neighbouring towns from merging.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.9.12 The parcel is mainly countryside made up of agricultural buildings and large areas of dense woodland.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.9.13 The area is scattered with agricultural buildings and a few isolated dwellings.

*Does the parcel contain countryside?*

- D.9.14 Virtually all of Parcel 008 is open countryside, free from built form. Aside from a scattering of agricultural buildings, there are very few buildings present across the whole parcel.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.9.15 The farms have clusters of buildings on them, which range from farmhouses to agricultural sheds. The few dwellings in the area are large. Most of the development is screened or well contained due to the dense woodland and rural nature of the area.

### Conclusion on Purpose 3

- D.9.16 The parcel is therefore considered to make a strong contribution to safeguarding the countryside from encroachment due to the lack of built form present and its consistent open character.

### Purpose 4: to preserve the setting and special character of historic towns

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.9.17 There are no Conservation Areas within or visible from the parcel.

*How would you describe the view from, within, into and out of the conservation area?*

- D.9.18 There are no Conservation Areas within the parcel.

*How does the parcel complement the setting of the conservation area?*

- D.9.19 There are no Conservation Areas within the parcel.

### Conclusion on Purpose 4

- D.9.20 There are no Conservation Areas within or adjacent to this parcel so it is not considered to serve this purpose.

### Conclusion: How effectively does Parcel 008 serve the purposes of the Green Belt?

- D.9.21 Parcel 008's defining characteristic is its openness and almost total absence of development. It has rolling hills, valleys, fields and farms stretching for miles, broken up only by the occasional patch of woodland. However, the Green Belt has a number of purposes beyond just preventing encroachment from development, which this area is very strong in meeting, and this parcel's contribution to these is less effective.

- D.9.22 There are also no Conservation Areas, and the parcel's location puts it a considerable distance from any large built up areas or neighbouring towns at risk from merging. Whilst its contribution to assisting in safeguarding the countryside from encroachment is strong, its contribution to other Green Belt purposes is negligible. Despite this, it has a strong open character and therefore is not recommended for any further investigation.

## D.10 GBA 009

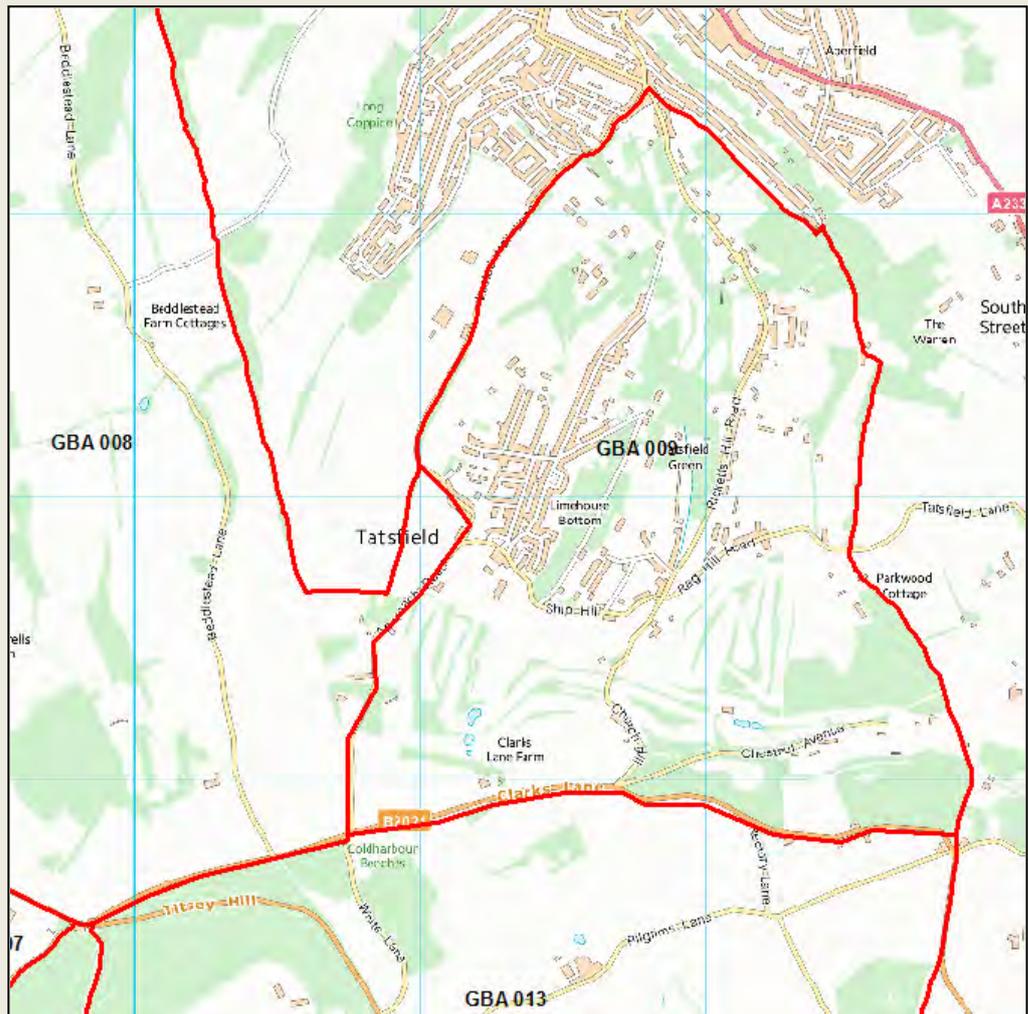


Figure D.10.1 – Map of GBA 009

D.10.1 Parcel 009 is located in the east on the District, and covers the village of Tatsfield. It shares a boundary with Bromley and is in close proximity to the town of Biggin Hill located just beyond the parcel and District boundary to the north, and also has a short boundary to the east with Sevenoaks. The village takes up most of the central area of the parcel, with the remainder containing fields, woodland and a golf course that runs along the south of the parcel from east to west. The area is hilly, sloping down east of the village to a shallow valley surrounded by woodland, before rising up again further east along Ricketts Hill Road. The woodland along the side of the village screens it from view from the eastern half of the parcel, and provides natural cover that breaks up intermittent patterns of ribbon development found in this area.



**Figure D.10.2 - Dense woodland to the east of Tatsfield. The edge of the village is just visible through the tree line.**



**Figure D.10.3 - Dwellings along Paynesfield Road in the village of Tatsfield.**



**Figure D.10.4 - Dwellings along Ricketts Hill Road and Old Lane, within the Green Belt. Behind, screened by woodland, is Tatsfield.**



**Figure D.10.5 - Dwellings along Old Lane are substantial in size and impact upon openness in the immediate vicinity.**



**Figure D.10.6 - Dwellings in the south west of Tatsfield, constructed under a rural exception scheme.**

**Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.10.2 The parcel contains the settlement of Tatsfield, which has residential, commercial and educational development within it. Whilst the settlement of Tatsfield is washed over by the Green Belt, it does have settlement boundaries. Further from the settlement, along Ricketts Hill, are larger dwellings which are more sporadically placed leading to the urban settlement of Biggin Hill. The area also has some open fields and woodlands scattered throughout.

*Has this changed significantly since the Green Belt was first designated?*

- D.10.3 The settlement of Tatsfield has been infilled over time and there have been a few rural exceptions sites on the land at Lusted Hall Lane. Further, a new school was built next to the village hall in the centre of the settlement.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.10.4 The parcel is physically connected to Biggin Hill within the London Borough of Bromley to the north. The area contains the settlement of Tatsfield within it.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

D.10.5 The parcel boundary to the north is the district boundary with Bromley; this is strengthened by the residential properties within Biggin Hill that abut the boundary. The settlement boundary of Tatsfield is made up of residential properties. The woodland that surrounds the eastern side of Tatsfield and the south of Biggin Hill also assists in creating an effective boundary.

### **Conclusion on Purpose 1**

D.10.6 The parcel's location on the boundary with Bromley puts it adjacent to the urban area of Biggin Hill. Development from Biggin Hill mostly stops at the Tandridge District / Green Belt boundary, although in the far corner of Ricketts Hill Road, development has spread into the Green Belt, and this could be considered urban sprawl as the advancement of development beyond an urban boundary in the Green Belt.

D.10.7 However this is only in the form of around 20 or so dwellings and also took place prior to the Green Belt being designated. As the area adjacent to Biggin Hill has not changed, the parcel therefore plays a strong role in checking the unrestricted sprawl of this large, built up area. The woodland and the topography surrounding Tatsfield and Biggin Hill gives a partial containment effect and further helps to check sprawl. Overall, the parcel is considered to play an important role in preventing urban sprawl, with much of the area directly adjacent to Biggin Hill fundamental in serving this purpose. This importance is also picked up in the role this area plays which is set out in the Strategic Assessment Area A, and as such this area has been identified as an area for further investigation (this area has been labelled 010 on the map in Appendix F).

### **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

D.10.8 The parcel washes over the village of Tatsfield, and is also within close proximity to Biggin Hill.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

D.10.9. The gap between Biggin Hill and Tatsfield contains sporadic development and these settlements have already physically merged. However, the woodland cover and raised elevation of Tatsfield prevents the settlements from visually merging.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

D.10.10 This parcel acts as a buffer between Tatsfield and Biggin Hill and without the Green Belt land that lies between the two settlements and over

Tatsfield they would have merged. It can already been seen that dwellings have sprawled from Biggin Hill towards Tatsfield but this has been limited further by the Green Belt in this location.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.10.11 The elevation and natural screening around Tatsfield make it very difficult to see Biggin Hill from the settlement and vice versa. However, as you leave Tatsfield there are a number of large dwellings along Ricketts Hill Road that intensify the entrance into Biggin Hill.

### **Conclusion on Purpose 2**

- D.10.12 The part of the Green belt to the north of this parcel prevents Biggin Hill and Tatsfield from merging due to the comparatively narrow distance between these two settlements. In this sense the natural landscape features play a supporting role in maintaining this separation in conjunction with the Green Belt. The parcel is therefore considered to play a strong role in preventing neighbouring towns from merging, although this has been weakened by the presence of development between the two settlements.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.10.13 The parcel contains a significant amount of development. The village itself contains substantial built form, as well as sporadic ribbon development along Ricketts Hill Lane. The area is heavily wooded which screens a lot of the development in the area.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.10.14 The area has dwellings, commercial, educational and community development within it, as it covers the settlement of Tatsfield. The area also has dwellings that extend along and off Ricketts Hill Road. The area is also scattered with woodland.

*Does the parcel contain countryside?*

- D.10.15 The parcel contains a large amount of residential development and therefore is generally not considered countryside. The south of the parcel is generally free from development and consists of fields and woodland. This part of the parcel is considered countryside.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.10.16 The size and scale of the development within the parcel ranges due to the nature of the development, For example, the school is larger in its built form than some of the individual dwellings. There are scattered woodland and trees throughout the parcel surrounding the built form and also some larger woodland to the south of the parcel. The area contains rolling hillsides, which hide some of the built form in Tatsfield and in the adjacent Biggin Hill.

### **Conclusion on Purpose 3**

- D.10.17 Development exists within the parcel, mainly in relation to the settlement of Tatsfield. As this existed before the designation of the Green Belt and this area is built up (although noted it has a rural feel), it does not contain countryside. There is less development present in the southern areas, and it is spread over a greater distance and generally screened again by surrounding woodland. Overall the parcel is considered to effective at safeguarding the countryside from encroachment in the south but not effective in the north due to the considerable amount of built form already present in the Green Belt , and as such has been identified as an area for further investigation (this area is labelled 010 on the map in Appendix F).

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.10.18 There are no Conservation Areas within or visible from the parcel.

*How would you describe the view from, within, into and out of the conservation area?*

- D.10.19 There are no Conservation Areas within the parcel.

*How does the parcel complement the setting of the conservation area?*

- D.10.20 There are no Conservation Areas within the parcel.

### **Conclusion on Purpose 4**

- D.10.21 There are no Conservation Areas within or adjacent to this parcel so it is not considered to serve this purpose.

### **Conclusion: How effectively does Parcel 009 serve the purposes of the Green Belt?**

- D.10.22 GBA 009's contribution to Green Belt purposes is mixed. Despite its close proximity to a large built up area, parts of the parcel contain ribbon

development that has advanced beyond the boundary of the urban area into the Green Belt. However, this occurred prior to the Green Belt designation. It is important to understand further the strategic Green Belt role this parcel plays and therefore this area has been identified as an area for further investigation (this area is labelled as 010 on the map in Appendix F). The parcel also washes over the village of Tatsfield, giving it an important role in maintaining the separation from Biggin Hill although again, the presence of development in the gap between the two settlements reduces the visual perception of separation in places. The considerable amount of development in the parcel means the area does not contain countryside to the north. However, the south is countryside and has not been encroached upon. The lack of historic or Conservation Areas also means the parcel plays no role in meeting this purpose.

## D.11 GBA 010

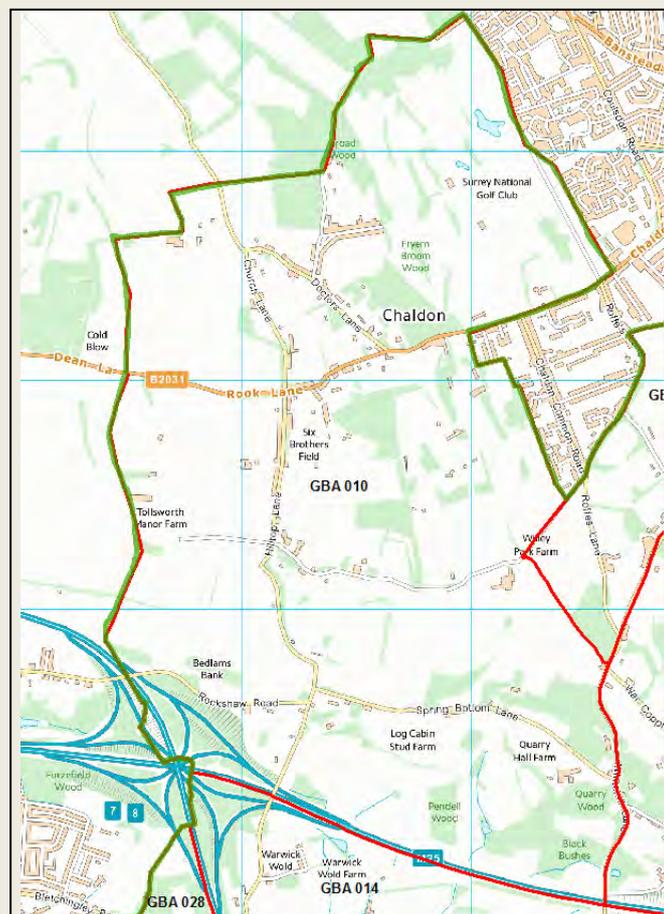


Figure D.11.1 – Map of GBA 010

D.11.1 Parcel 010 is a large tract of Green Belt located on the western edge of Tandridge District, bordering Reigate and Banstead to the west and the London Borough of Croydon to the north. It bordered by the M25 to its south, the M23/M25 Godstone interchange at the south west corner, the built

up area of Caterham to the north east and neighbouring Green Belt parcels (GBA 004 and 011) to the south east.

- D.11.2 Parcel 010 contains multiple different land uses including roads, a golf course, farms and agricultural buildings. These uses are in addition the settlement of Chaldon and scattered residential development along Rook Lane and Hilltop Lane.
- D.11.3 Within the north western part lies a small amount of development that forms part of the Chaldon Conservation Area. The Church benefits from its rural countryside setting and tree coverage both within and adjacent to the Church's grounds. Nearby is a farm and associated buildings which relate to the fields in this north western part of the parcel.
- D.11.4 To the west of the Golf Course lies the northern part of the small settlement and Conservation Area of Chaldon. Low density, large detached dwellings are typical in the settlement, which extends both north and south of Rooks Lane, with properties often having large curtilages and significant tree coverage (particularly in the central and southern part of Chaldon), giving the area a rural character.



**Figure D.11.2 - View from eastern side of the Golf Course looking south east. The buildings in Caterham cannot really be seen due to the tree belt that provides screening and a noticeable physical separation.**



**Figure D.11.3 - View from area immediately south of the North Downs Way looking south towards parts of Tandridge and Reigate and Banstead. Viewpoint allows for wide ranging views of the area, including GBA parcels 014 & 028.**

**Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.11.5 There are low density large dwellings related to the settlement of Chaldon in this parcel. There are some agricultural buildings, a golf course and associated buildings within the parcel.

*Has this changed significantly since the Green Belt was first designated?*

- D.11.6 The parcel has been subject to infilling over the years and therefore has changed. However, the policies applicable to Chaldon recognised that it has a unique character and identity, which should be maintained.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.11.7 The parcel is adjacent to the built up settlement of Caterham on the Hill and covers the settlement of Chaldon.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.11.8 The built up area of Caterham is defined by residential dwellings and Green Lane, the settlement of Chaldon does not have a settlement boundary. The woodland and topography around Chaldon and Caterham strengthen the boundary around the settlements.

### **Conclusion on Purpose 1**

- D.11.9 The north western section of this parcel sits adjacent to the built up area of Caterham. The Green Belt in this area, including the Golf Course, plays a strong role in preventing Caterham from expanding westward. The boundary between the urban area and the Green Belt is also generally well defined with a clear separation between town and country.

### **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

- D.11.10 The settlement of Caterham is to the east of the parcel. The settlement of Chaldon is within the parcel.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.11.11 The gap between the settlement of Chaldon and Caterham is quite wide, particularly at the end of Leazes Avenue. The topography and woodland eastwards from Chaldon to Caterham also provides separation between the settlements. Rook Lane joins the settlements of Chaldon and Caterham. However, the characters of the two settlements along this road are individual and the woodland between the two adds further separation.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.11.12 This parcel acts a buffer between Chaldon and Caterham. However, this is assisted by the topography and trees within the area that act as a buffer between the two settlements. The two settlements are also very different in character and identity and this is emphasised by the rural setting of Chaldon.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.11.13 From Rook Lane looking west, you can see some of isolated dwellings that form part of Chaldon. Chaldon is surrounded by mostly open agricultural fields and areas of woodland, however, the tree screening around the settlement means that the surrounding fields cannot be seen from many parts of the settlement and only extensively at the southern tip along Hilltop Lane where the land rises towards the hilltop and the Lane meets the North Downs Way. The trees and topography between the two settlements screen each other.
- D.11.14 The golf course lies in the far north east of the parcel and features undulating topography, areas of woodland and tree belt, as well as man-made landscapes, such as manicured fairways, greens and ponds. Whilst the tree cover on the eastern edge of the parcel does not completely prevent views of development in Caterham, it is sufficient enough to create a strong boundary between the urban area and the countryside, of which the golf course forms a part.

### **Conclusion on Purpose 2**

- D.11.15 The parcel acts as a buffer between Chaldon and Caterham. However, the trees and woodland between the two settlements act as screening that is an additional buffer to the two settlements merging. As such, the parcel plays a considerable role in meeting this purpose.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.11.16 The parcel contains the North Downs Way, and immediately south are bands of mature trees, and long distance views of many parts of Tandridge and Reigate and Banstead districts. Views northwards across extensive distances are also possible. Whilst urban areas can be clearly seen from this vantage point, this area feels very remote from such areas and has a strong open character.
- D.11.17 Beyond the hilltop, the parcel drops steeply south towards the M25, its southern boundary. Again, this area is characterised by agricultural fields and woodlands, with some scattered buildings and narrow lanes.
- D.11.18 To the south of the parcel is the M25 and the M23/M25 Godstone interchange at the south west corner, the built up area of Caterham to the north east and neighbouring Green Belt parcels (GBA 004 and 011) to the south east.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.11.19 The parcel contains multiple different land uses including roads, a golf course, farms and agricultural building, as well as the settlement of Chaldon.

*Does the parcel contain countryside?*

- D.11.20 The area contains countryside as it has a lot of open fields and tree-belts. Even the dwellings within Chaldon are surrounded by trees and have a rural characteristic to them.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.11.21 There are many large isolated dwellings in the parcel along Rook Lane Leazes Avenue, Doctors Lane and Church Lane and Willey Broom Lane. There are some agricultural buildings and other isolated buildings scattered throughout the parcel. Most of the dwellings and buildings are fairly well screened due to the topography and woodland that screen them.

### **Conclusion on Purpose 3**

- D.11.22 The parcel is not free from development, containing the settlement of Chaldon in its centre, as well as agricultural buildings and other scattered residential development. Even though there are some concentrations of dwellings along Doctors Lane and south along Hilltop Lane that are quite prominent, most of the development in the parcel is generally in keeping with its rural setting. Generally development that exists does not have an encroaching effect and the parcel is considered to serve this purpose.

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.11.23 Within the parcel is the Chaldon Conservation Area, containing the Grade I Listed Church of St Paul and St Peter. The parcel is also adjacent to the Caterham Barracks Conservation Area in the east, along the Caterham urban boundary.

*How would you describe the view from, within, into and out of the conservation area?*

- D.11.24 The views to and from the Chaldon Conservation Area are fairly screened due to the trees and topography of the area. The Caterham Barracks is fairly visible as it situated within the urban area.

*How does the parcel complement the setting of the conservation area?*

- D.11.25 The Chaldon Conservation Area benefits from its rural location and remoteness from urban areas, which the Green Belt helps to preserve. Without the protection of the Green Belt its setting could be lost. As such this has been identified as an area for further investigation to understand the role the Green Belt plays to preserving the Conservation Area (this area is labelled 011 on the map in Appendix F). For the Caterham Barracks Conservation Area, the Conservation Area is wholly contained within this urban area and is bordered on three sides by further development. Therefore the Green Belt is not considered to play a role in preserving its setting as it is predominantly set within the settlement rather than the countryside.

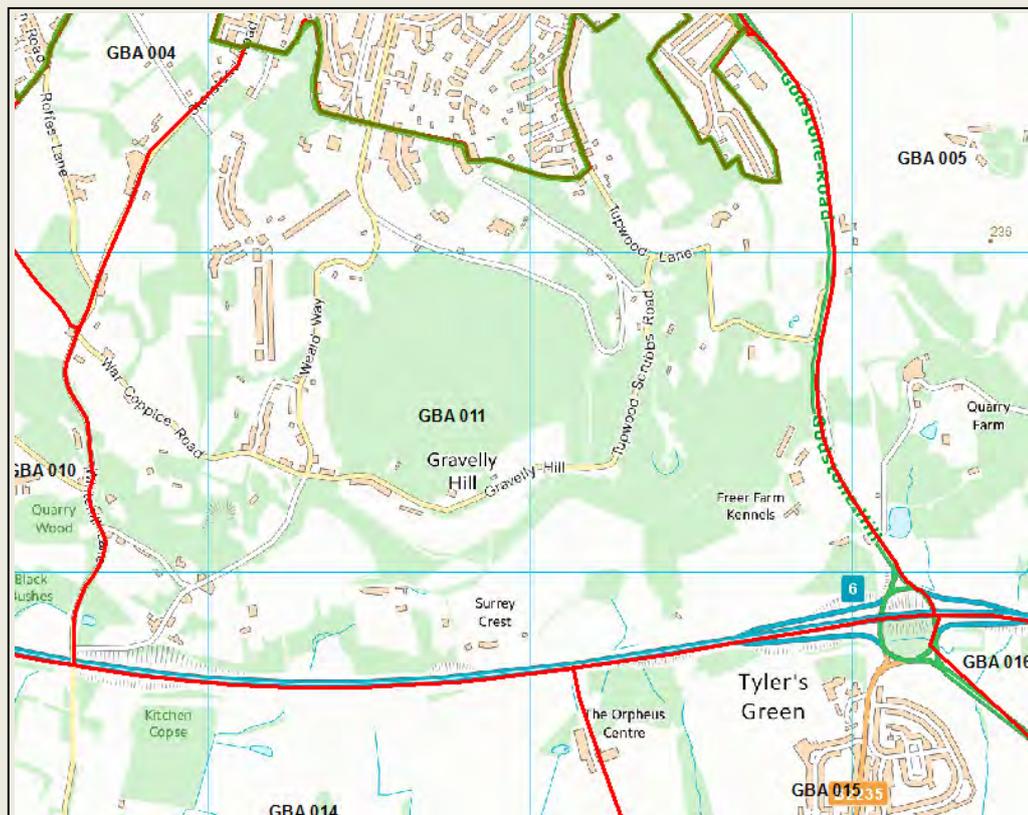
#### **Conclusion on Purpose 4**

- D.11.26 As the Caterham Barracks Conservation Area is within the urban area, the parcel does not complement the setting. However, the Green Belt in this parcel complements the setting of the Chaldon Conservation Area and therefore serves this purpose effectively. As such this area has been identified as an area for further investigation (this area is labelled 011 on the map in Appendix F).

#### **Conclusion: How effectively does Parcel 010 serve the purposes of the Green Belt?**

- D.11.27 This parcel effectively serves a number of the Green Belt purposes. The north east part of the parcel helps prevent Caterham from sprawling westwards and enveloping the neighbouring settlement of Chaldon. Whilst the parcel is not development free, the character of Chaldon means that such development does not generally have a negative impact on the open countryside. The Green Belt designation plays an important role in preserving the setting of the existing Conservation Areas and listed buildings and as such has been identified as an area for further investigation (this area is labelled 011 on the map in Appendix F).

## D.12 GBA 011



**Figure D.12.1 – Map of GBA 011**

- D.12.1 Parcel 011 lies south of Caterham, north of Godstone and the M25 Junction 6. The area is heavily wooded, particularly around Gravelly Hill, although opens out in the southern areas immediately adjacent to the Motorway. The parcel stretches right up to the boundary with Caterham covering the recreation ground at White Knobs Lane and St John's Primary School. The parcel is mostly on a raised elevation centred on Gravelly Hill. This serves to screen Caterham from much of the surrounding area.
- D.12.2 Views across the south of the District are possible from the view points along Gravelly Hill road, across Godstone and Bletchingley to the south and as far as Gatwick Airport to the west on a clear day. In the far north eastern corner of the parcel the Green Belt stretches between two areas of Caterham and comes as far north as the Valley Sports Ground, running along the urban boundary around the residential development centred on Markville Road and Newstead Rise, washing over St John's Primary School. This area is also densely wooded, with public footpaths running through.
- D.12.3 There is some development present in the Green Belt here, mostly concentrated in the north eastern areas of the parcel close to the urban boundary with Caterham. This includes Caterham School and residential development along Dome Hill.



**Figure D.12.2 - Looking north from the corner of Valley Sports Ground towards Caterham. Much of the built form of Caterham is screened from view here by tree cover and the topography of the area.**



**Figure D.12.3 - Looking south across the District from the view point on Gravelly Hill. The sand pit to the west of Godstone in Parcel 014 is visible. Beyond that in the distance lies Bletchingley, and beyond that, just visible are the runways of Gatwick Airport. There are substantial views possible across the open countryside but built form from the settlements are also clearly visible features of the landscape.**



**Figure D.12.4 - Residential dwellings around Dome Hill. Dwellings here are typically large, and although generally well screened still present a continuous pattern of built form in the Green Belt from Caterham.**



**Figure D.12.5 - Dense Woodland along the parcel boundary with 004, west of Dome Hill. Views into the adjacent parcel are obstructed by the natural screening of the trees. Much of the area is also designated Ancient Wood.**

## Purpose 1: to check the unrestricted sprawl of large built-up areas

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.12.4 There is an almost continuous pattern of development spreading south from Harestone Valley Road then into Dome Hill. Although development here is of a low density and screened by tree cover the dwellings are typically large and so do constitute a significant amount of built form within the Green Belt. There are also a number of residential dwellings outside of the Green Belt boundary along the southern half of Tupwood Lane, on the hill to the west of the Sports Ground

*Has this changed significantly since the Green Belt was first designated?*

- D.12.5 The historic assessment (detailed in Appendix A) only identifies one site that has changed within this parcel. However, the historic assessment focused on settlements and therefore did not consider changes to individual farm buildings that were detached from the settlement.

- D.12.6 The one change was in relation to Caterham School. There have been a number of applications on the school that have changed its size and the amount of buildings.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.12.7 The parcel is adjacent to the large built up area of Caterham

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.12.8 The northern edge of the parcel is bordered by the built up area of Caterham. The built up area is mainly made up of residential dwellings. However, there are some dwellings that extend along Harestone Hill and Tupwood Lane that are outside the built up area and within the Green Belt. Caterham School also sits in the Green Belt on the outskirts of Caterham. Most of these buildings are surrounded by woodland and are screened further by the topography of the area. However, there is still continuous built form in the Green Belt from Caterham and the boundary of the built up area is not definitive. As such, this area should be an area of further investigation (this is labelled 012 on the map in Appendix F).

## Conclusion on Purpose 1

- D.12.9 Urban sprawl is defined as the advancement of ad hoc, sporadic or unplanned development beyond the clear physical boundary of a developed settlement. Whilst there is no high density development in the

Green Belt sprawling out from the urban areas, there is development extending from the built up area along Harestone Hill and Tupwood Lane that was built after the Green Belt was designated. As such, it could be considered to constitute urban sprawl and recommended for further investigation (this area is labelled 012 on the map in Appendix F).

## **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

- D.12.10 There are no settlements within the parcel but part of GBA011 sits in the gap between Caterham and Godstone in conjunction with neighbouring parcel 015.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.12.11 There is a considerable distance separating Caterham and Godstone, and the M25 and Surrey Hills AONB also runs between them. The Surrey Hills present a substantial change in topography across the area, and so irrespective of the AONB and Green Belt designations, it is unlikely that these two towns could ever physically merge because the natural landscape features would inhibit a continuous pattern of development between them.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.12.12 The parcel does not act as a buffer between settlements, as whilst Caterham and Godstone are on either side of the parcel, the M25, the Surrey Hills AONB and the steep topography act as constraints that would prevent settlements from merging.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.12.13 Beyond the parcel lies Godstone and Bletchingley. There are substantial views possible across the open countryside, but built form from the settlements are also clearly visible features of the landscape. However, these are a considerable distance away from Caterham.

## **Conclusion on Purpose 2**

- D.12.14 Substantial woodland cover also adds to this separation effect, and there is no line of sight possible from one settlement to the other. Therefore whilst the Green Belt serves this purpose to some degree in that it helps prevent a narrowing of the gap between them, the natural features of the landscape

also prevent the towns from merging. The parcel therefore only has a minor contribution to this purpose.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.12.15 Within the parcel are isolated dwellings around Gravelly Hill and in the south east and south western parts of the parcel, as well as some agricultural buildings. There are large amount of woodland through the area, and the M25 to the south and the A22 to the east.

What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.

- D.12.16 There are a number of agricultural buildings and isolated dwellings within the parcel. Although cumulatively they represents a considerable amount of built form across the parcel, where development is present it is generally of a low density and naturally screened by the surrounding landscape features.

*Does the parcel contain countryside?*

- D.12.17 The parcel is predominantly countryside, mostly woodland but with some open fields and farmland along the boundary with the M25. However, there is some built form present in the Green Belt aside from the dwellings around Dome Hill.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.12.18 There are a range of different sized development from low density large dwellings to small lodges and chalets. There are large scale woodlands throughout the parcel as well as some small tree-belts, as well as open fields. There are long distances views across the area, particular to the south, due to the topography.

### **Conclusion on Purpose 3**

- D.12.19 The built form in the area is low density and screened by trees, meaning the extent to which it has an encroaching effect on the countryside is limited. As the majority of the parcel is countryside free from development, it is still considered that the parcel has generally been effective at assisting in safeguarding the countryside from encroachment.

#### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.12.20 There are no Conservation Areas within or immediately visible from the parcel.

*How would you describe the view from, within, into and out of the conservation area?*

- D.12.21 There are no Conservation Areas within the parcel.

*How does the parcel complement the setting of the conservation area?*

- D.12.22 There are no Conservation Areas within the parcel.

#### **Conclusion on Purpose 4**

- D.12.23 There are no Conservation Areas within or adjacent to this parcel so it is not considered to serve this purpose.

#### **Conclusion: How effectively does Parcel 011 serve the purposes of the Green Belt?**

- D.12.24 GBA 011 is generally effective at serving the purposes of the Green Belt. Although there are no areas of historic significance, most of the parcel is wooded countryside or fields. Where there is development, there is not a significant encroaching effect on the countryside, although there is some degree of urban sprawl extending southward from Caterham in the Dome Hill area and along Tupwood Lane. This area is recommended for further investigation although it is recognised that the impact of this is partially mitigated by the surrounding woodland (this area is labelled 012 on the map in Appendix F). Overall the parcel is considered to have a moderate role in serving the purposes of the Green Belt.

## D.13 GBA 012

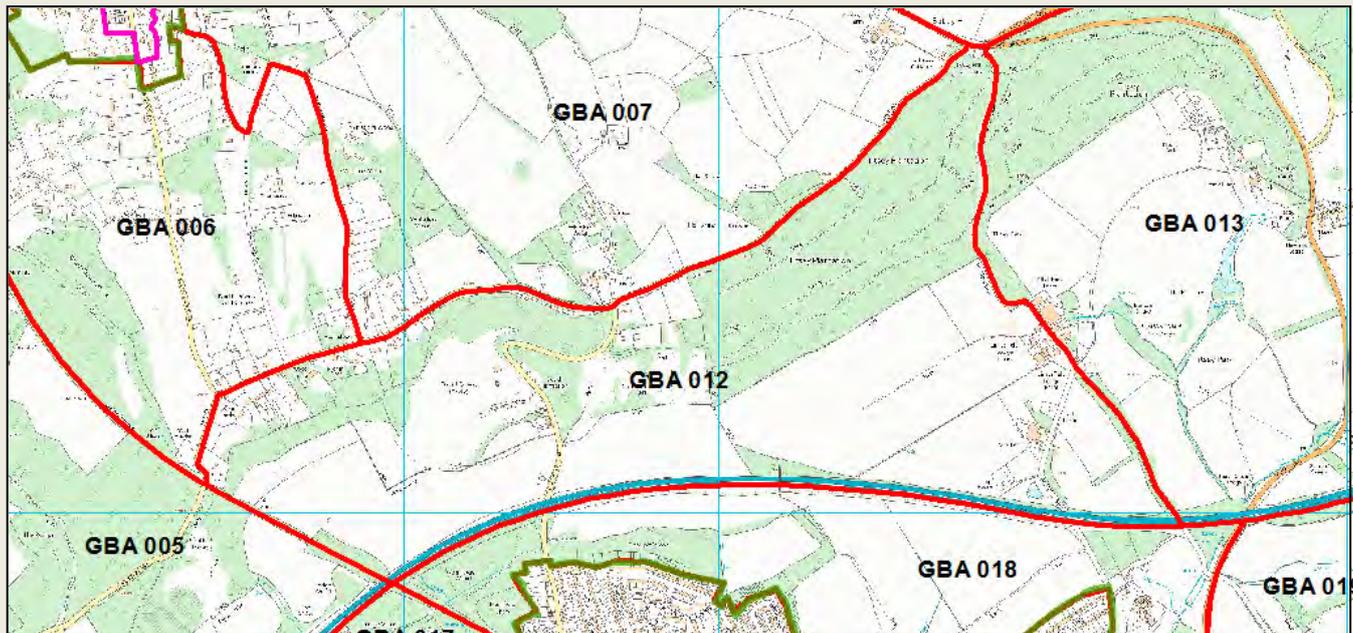


Figure D.13.1 – Map of GBA 012

- D.13.1 Parcel 012 is a small area of land north of Oxted and the M25. The areas of the parcel closest the motorway are flat and typically agricultural land, although there is also a quarry in the centre. The remainder of the parcel is woodland that covers the steep banks leading up to the ridge. The scale of the ridge in conjunction with the woodland that grows on it provide total screening, preventing any views north beyond the ridge line. The considerable height of the ridge provides a landmark feature, and from the crest offers long distance views across the countryside.
- D.13.2 The other main feature of this area is the M25 along the southern boundary of the parcel. The noise from the motorway is audible from the low lying areas immediately in front of it. The motorway also acts as a barrier, cutting through the countryside and limiting transition from the north to the south. The only means of crossing it in this parcel is a small footpath in the western area and a tunnel in the east.
- D.13.3 The parcel is largely free from development, save for a few dwellings along the boundary with parcel 006 and 007 at the top of the ridge, some ancillary buildings associated with the Quarry and a small number of agricultural buildings around Limpsfield Lodge Farm and Park Farm.



**Figure D.13.2- Looking South West from the view point on the ridge. The Quarry is visible in the bottom right corner, with the M25 beyond.**



**Figure D.13.3 - Looking North-West from Water Lane across the fields around Lodge Farm. The Surrey Hills are in the background. The M25 is out of shot to the left, although clearly audible from the location this photo was taken in.**



**Figure D.13.4 - Looking South-East from Water Lane across the fields and the Motorway towards GBA 018 and 019.**

**Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.13.4 There are a few dwellings along the boundary with parcel 006 and 007 at the top of the ridge, some ancillary buildings associated with the Quarry and a small number of agricultural buildings around Limpsfield Lodge Farm and Park Farm. The M25 also runs to the south of the parcel.

*Has this changed significantly since the Green Belt was first designated?*

- D.13.5 The historic assessment (detailed in Appendix A) does not identify any changes within this parcel. However, the historic assessment focused on settlements and therefore did not consider changes to individual farm buildings or isolated dwellings that are detached from the settlement.

- D.13.6 The only element of interest is the M25, which was constructed during the 1970's and completed in 1986.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.13.7 The parcel is located north of Oxted but it is separated by the M25, so it is not physically connected to any settlement.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.13.8 The M25 provides a strong defensible boundary between the parcel and Oxted. However, it is not directly relevant to this parcel assessment. For this parcel, there are no built up areas within it.

### Conclusion on Purpose 1

- D.13.9 Whilst the M25 serves as a physical barrier between Oxted and Parcel 012 that would prevent development from spreading north, this assessment is more applicable to GBA 018. As parcel 012 is not directly adjacent to any built up area it cannot play a role in preventing sprawl.

### Purpose 2: to prevent neighbouring towns merging into one another

*What settlements/towns are within the parcel?*

- D.13.10 There are no settlements within the parcel. However, part of Parcel 012 is located in-between Oxted and Woldingham.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.13.11 There is a considerable distance between Oxted and Woldingham, and the separation is further enhanced by the raised height of Woldingham above the Surrey Hills and the presence of the M25 that serves as a barrier to further development north from Oxted. It is unlikely that these towns would ever be at risk of merging.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.13.12 The parcel is not physically connected to any settlement and therefore does not act as a buffer. Whilst the parcel in connection with GBA 006 and GBA006 forms a separation between Woldingham and Oxted, the settlements are too far away to merge.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.13.13 From the ridge, you can see views to Oxted on the ground. This is more visible as Oxted is on a low terrain compared to Woldingham. The M25 serves as a barrier to Oxted. Woldingham is more difficult to view as it sits on a high ridge line screened by woodland.

### Conclusion on Purpose 2

- D.13.14 The parcel cannot be considered to play a role in preventing neighbouring towns merging as it is not physically connected to any settlements.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.13.15 The parcel is predominantly free from development. It has large woodland within it and the M25 to the south forms a strong boundary. The north east area sits along a ridge with the land falling away as it approaches the M25.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.13.16 There are a few buildings in the east of the parcel around the two farms, buildings associated with the use of the Quarry and a small number of dwellings, mostly along the ridge in the north eastern corner of the parcel

*Does the parcel contain countryside?*

- D.13.17 The area contains countryside, as it is nearly free from development. It has large open fields and woodland within it.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.13.18 The small number of dwellings range in size. However, these dwellings are mostly hidden from view from the surrounding area by the woodland in front. The agricultural buildings within the area sit within fields that are also well screened due to the treelines in the area.

### **Conclusion on Purpose 3**

- D.13.19 The parcel is mostly countryside and even the dwellings within the area are well screened and hidden by the woodland. As such, this parcel serves this purpose effectively.

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.13.20 There are no Conservation Areas within or visible from the parcel.

*How would you describe the view from, within, into and out of the conservation area?*

- D.13.21 There are no Conservation Areas within the parcel.

*How does the parcel complement the setting of the conservation area?*

- D.13.22 There are no Conservation Areas within the parcel.

## Conclusion on Purpose 4

D.13.23 There are no Conservation Areas within or adjacent to this parcel so it is not considered to serve this purpose.

## Conclusion: How effectively does Parcel 012 serve the purposes of the Green Belt?

D.13.24 The parcel's small size and location between the M25 and the Surrey Hills means it does not serve all the purposes, and it is noted that the natural landscape helps to restrict development spread in addition to the Green Belt designation. Due to the general absence of development however the Parcel has effectively prevented encroachment into the countryside and it retains an open character. It is therefore not recommended for further investigation.

## D.14 GBA 013

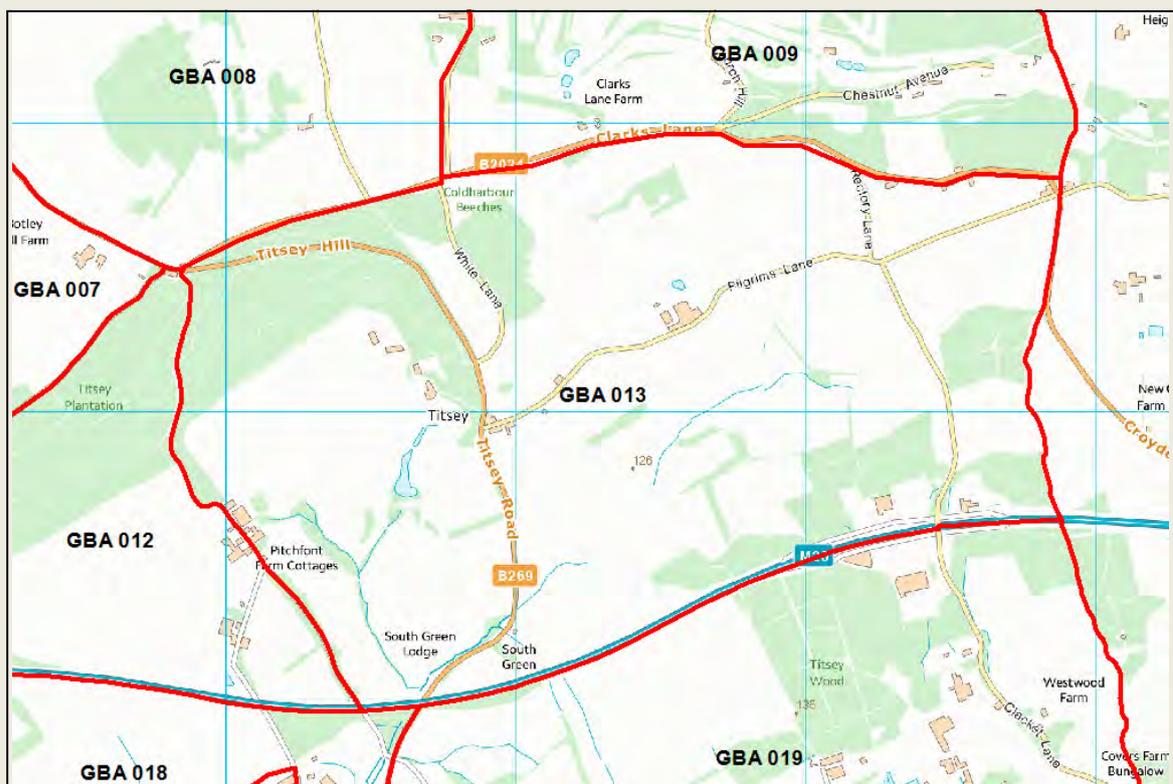


Figure D.14.1 – Map of GBA 013

D.14.1 Parcel 013 located in the north west of the District. The parcel is bounded by the district boundary with Sevenoaks to the east, the M25 to its south, Pitchfont Lane to its west and Clarks Lane is its northern boundary.

D.14.2 The parcel is largely free from development, being heavily wooded and containing large amounts of open/agricultural fields. The River Eden begins in this parcel. Common features in this area are tree and hedge lined roads and lanes. The steep hills, falling south from the North Downs Ridge down to the M25, are a major feature of this parcel. What little development that does exist is generally sympathetic to the rural nature including agricultural buildings and small groupings of houses. The eastbound part of Clacket Lane Motorway Service Station is located in the parcel although is well screened by surrounding woodland.

**Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

D.14.3 Clacket Lane Motorway Service Station is located in the parcel to the south east. In the centre of the parcel area a number of buildings consisting mainly of Titsey Court and Titsey Place, along with the St James Church. There are also a few agricultural buildings within the parcel.

*Has this changed significantly since the Green Belt was first designated?*

D.14.4 The historic assessment (detailed in Appendix A) does not identify any changes within this parcel. However, the historic assessment focused on settlements and therefore did not consider changes to individual farm buildings or isolated dwellings that are detached from the settlement.

D.14.5 The only element of interest is the M25, which was constructed during the 1970's and completed in 1986. Clacket Lane services were completed in 1993. The reason for this is not documented in Appendix A as it focused on settlements, as such this has been identified as an area for further investigation (this area is labelled 013 on the map in Appendix F).

*Is any area of the parcel physically connected to a built up area/settlement?*

D.14.6 There are no settlements physically connected to the parcel, although Oxted/Limpsfield is slightly further to the parcel's south west.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

D.14.7 The M25 provides a strong defensible boundary between the parcel and Oxted. However, it is not directly relevant to this parcel assessment. For this parcel, there are no built up areas within it.

## Conclusion on Purpose 1

- D.14.8 The built up area is not immediately adjacent to the parcel and thus this parcel does not prevent sprawl. Even if the built up boundary of Oxted/Limpsfield did immediately border this parcel, it is considered that the M25 would present a physical boundary to limit sprawl and thus the threat of sprawl occurring in this parcel is negligible. The parcel is therefore not considered to serve this purpose.

## Purpose 2: to prevent neighbouring towns merging into one another

*What settlements/towns are within the parcel?*

- D.14.9 There are no settlements within the parcel.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.14.10 As there are no settlements within or adjacent to the area, there are no gaps to consider.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.14.11 Whilst the parcel in connection with GBA 009 and GBA018 / GBA 019 separates Tatsfield and Oxted, the settlements are a considerable distance apart and unlikely to merge. This is further emphasised by the topography and tree cover in the area.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.14.12 Woodland and tree belts sited alongside roads and lanes limit views from the elevated northern boundary at a number of points, but when southern glimpses are possible long distance views are afforded. Parts of Oxted and Limpsfield can be seen, although most of what can be viewed is open countryside and woodland (both within the parcel and of the wider Green Belt).

## Conclusion on Purpose 2

- D.14.13 Whilst the parcel lies between Oxted/Limpsfield to the south west and Tatsfield to the north east, the distance is so considerable that the merging of these settlements is not considered a realistic prospect, particularly with the M25 and steep slopes of the Surrey Hills lying in this gap. As a result, it is not considered that this parcel serves this purpose.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.14.14 The only part of the parcel that can be considered urbanised is the Clacket Lane Motorway Service Station. There is large woodland surrounding the isolated dwellings and buildings related to Titsey Place and Court. The views from this location span across a considerable distance to the south.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.14.15 The development in the area consists of isolated dwellings, agricultural buildings, Clacket Lane Service Station along the M25.

*Does the parcel contain countryside?*

- D.14.16 The parcel has very little development contained within it and is mostly open countryside featuring open/agricultural fields and woodland.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.14.17 The Clacket Lane Service Station is quite a large site with a number of car parks and associated buildings and highly visible along the M25 but not from within the parcel due to the woodland screening surrounding the service station and the topography of the land. St James Church and the other buildings associated with Titsey Place are also quite large. Most of the development in Titsey Place is well screened by the surrounding woodland.

### **Conclusion on Purpose 3**

- D.14.18 The built form in the parcel is generally small scale and sympathetic to the rural environment such as Titsey Place or scattered agricultural buildings and dwellings. However, the area around the Service Station is heavily wooded; screening views from most angles (within and outside of the parcel) and therefore the encroaching effect is limited to the immediate vicinity.

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.14.19 There are no Conservation Areas within or visible from the parcel.

*How would you describe the view from, within, into and out of the conservation area?*

D.14.20 There are no Conservation Areas within the parcel.

*How does the parcel complement the setting of the conservation area?*

D.14.21 There are no Conservation Areas within the parcel.

#### **Conclusion on Purpose 4**

D.14.22 There are no Conservation Areas within or adjacent to this parcel so it is not considered to serve this purpose.

#### **Conclusion: How effectively does Parcel 013 serve the purposes of the Green Belt?**

D.14.23 The parcel does not serve most of the Green Belt purposes. However, the parcel has been successful in safeguarding the countryside from encroachment and has remained largely undeveloped since the Green Belt was designated.

D.14.24 Whilst the Motorway Service Station at Clacket Lane is not a use normally considered appropriate in the countryside, it is well screened and therefore does not have an encroaching effect. However, the site was developed in 1993 following the designation of the Green Belt and the reasons or very special circumstances have not been identified. As such, this area has been identified as an area for further investigation (this is labelled 013 on the map in Appendix F).

## D.15 GBA 014



Figure D.15.1 – Map of GBA 014

- D.15.1 GBA 014 is situated between the M23 and M25 in the west of the District. The settlement of Bletchingley is within this parcel, as well as a sizeable golf course and a large quarry. The centre of the parcel is predominantly open countryside and fields, with the areas around Bletchingley screened by surrounding woodland. Bletchingley sits on a raised elevation compared with the rest of the parcel but is largely hidden from the surrounding landscape because of the tree cover.
- D.15.2 There are also three Conservation Areas in this parcel: Bletchingley, Pendell, and Place Farm and Brewer Street. The quarry in the north-eastern part of the parcel, although prominent from the hills to the north in adjacent parcels, is not immediately obvious from within parcel 014. This is because landscaping has created steep banks to the south and west of the quarry to screen it from view. To the east, a line of trees provides additional natural screening. The Golf course south of the quarry forms a large part of the land here, with open fairways intersected with lines of trees and ponds. Aside from the settlement and isolated farm buildings and dwellings, the parcel is generally free from any significant concentration of development.



**Figure D.15.2 - Looking north towards the Surrey Hills from the Golf Course. From this raised point leading south towards Bletchingley, the Quarry is just visible to the west above the tree cover.**

**Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.15.3 The built up area of Bletchingley sits within the parcel. It has some large isolated buildings which form two Conservation Areas; Pendell, and Place Farm and Brewer Street. It also has a large quarry in the parcel and is surrounded by both the M23 and the M25. To the south of the quarry is a golf course and there are large agricultural buildings within the parcel. The majority of the development in the area has been planned or built up over time.

*Has this changed significantly since the Green Belt was first designated?*

- D.15.4 The settlement boundaries (although washed over by Green Belt) were split in two so that the settlement had two distinct areas in the Development Management DPD. This meant that the green space opposite to the playing field associated with St Catherine's School was removed from the settlement boundary entirely. The golf course to the south of the quarry was a quarry that was converted in the 1990s. It also appears that there were more sand / gravel excavation sites near Bletchingley that have been remediated after the Green Belt designation.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.15.5 The settlement of Bletchingley is within the parcel. Godstone is within the adjacent parcel on the east (GBA 015) and Caterham is adjacent to the parcel in the north (GBA 011). The settlement of Nutfield is to the west in parcel GBA 028). The settlement of South Merstham also sits adjacent to the parcel on the west (GBA 028).

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.15.6 Between Bletchingley and Caterham sits the M25 and between Bletchingley and South Merstham and Nutfield is the M23. North Park Lane separates Godstone and Bletchingley. The settlement boundary of Bletchingley is drawn tightly around the residential dwellings and removes any open spaces such as the playing fields and the allotments. However, the area is washed over by Green Belt.

### **Conclusion on Purpose 1**

- D.15.7 The settlement of Bletchingley sits within the parcel and is generally well contained and screened by natural features, especially since the settlement was separated and given two boundaries. Although there are a few instances of development stretching north beyond the settlement boundary, these constitute only a small number of isolated dwellings with no definitive continuous pattern of development. There is no significant concentration of development beyond the boundary to constitute urban sprawl. Whilst there have been some changes to the parcel such as restoration of quarries, this has turned the land to open fields rather than development. The parcel is therefore considered to be moderately effective at serving this purpose.

### **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

- D.15.8 The settlement of Bletchingley is within the parcel. The settlement of Bletchingley has been split in two. The majority of the western section of Bletchingley sits in the parcel, apart from a small part of the settlement south of the A25. This is because the A25 is the parcel boundary. The settlement of Bletchingley is considered as a whole in the settlement assessment (Appendix E).

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.15.9. All settlements close to Bletchingley are separated by a road network and are all in / adjacent to another parcel, so are a considerable distance from Bletchingley. The closest settlement to Bletchingley is Godstone and the road that separates those settlements is a small road. Further, the A25 runs between both settlements and there are some instances of ribbon development between the two towns along this road, and although they do not currently give an impression of coalescence, further development in this area could reduce the separation between Godstone and Bletchingley. As such, this area has been identified as an area for further investigation (this area is labelled 014 on the map in Appendix F).

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.15.10 The parcel in connection with another parcel acts a buffer between Bletchingley and a number of other settlements; Godstone, Nutfield, South Merstham and Caterham. Apart from Godstone all the other settlements are separated from Bletchingley by a strategic road network (M25/M23). The A25 that runs between Godstone and Bletchingley sees dwellings along it, which limits the buffer between the two settlements. As such, this area has been identified as an area for further investigation (this area is labelled 014 on the map in Appendix F).

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.15.11 Apart from the dwellings that extend along the A25 between Godstone and Bletchingley you cannot see any other dwellings / settlements on the ground. On the western edge of Bletchingley and the parcel boundary, where the bridge that spans the M23 is located, you can see to the north views across to the Surrey Hills but it is difficult to define settlements in this location To the south you can see views across to Gatwick but it is hard to define any built form.

## **Conclusion on Purpose 2**

- D.15.12 To the west is Nutfield, however, given that the M23 runs between the two settlements in a steep valley surrounded by woodland, it is unlikely that they would ever merge because of the physical landscape features. To the west Godstone is located along the A25. It is considered that the Green Belt here, in conjunction with the Green Belt in parcel 015, has a strong role to play in preventing neighbouring towns from merging. However, as there are dwellings along the A25 which limit the buffer between the settlements and could be at risk if further development occurred along this road, this

area has been identified as an area for further investigation (this area is labelled 014 on the map in Appendix F). As the Strategic Assessment (set out in Appendix B) recognises the importance of the gap between the two settlements, it makes it even more important to explore further.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.15.13 Within the parcel is the settlement of Bletchingley, which has quite a significant amount of development in it. There is also a quarry, a golf course and three Conservation Areas. The M23, A25 and M25 border the parcel. The area has quite a lot of open spaces within it, ranging from playing fields to reaction ground to allotments. There are also some woodland within the area and some definitive treelines.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.15.14 The majority of the development in the parcel is the settlement of Bletchingley, which has a number of public houses, dwellings, and community facilities. There are some agricultural buildings, Hawthorn School, a business park and Pendell House which form the two Conservation areas; Pendell and Place Farm and Brewer Street.

*Does the parcel contain countryside?*

- D.15.15 The northern section of the parcel contains open fields and forms the border to the M25, which is viewed as countryside. The fields are bordered with tree lines, which screen the quarry that exists in the parcel and is not countryside. Further the settlement of Bletchingley is not countryside, although the open spaces and wooded sections within the settlement create a rural character. The golf course is also considered to have a countryside feel.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.15.16 The buildings within the Conservation Areas are large scale and of historic interest. The dwellings and buildings in the settlement of Bletchingley range in size but are quite a considerable size when considered cumulatively. The topography of the area and the trees around the settlement screen it and provide a feeling that the settlement is ribbon development along the A25. This is the same for the screening around the quarry.

### Conclusion on Purpose 3

- D.15.17 The part of the settlement of Bletchingley within the parcel represents a significant amount of development within the Green Belt. However, the settlement has a large number of open spaces within it and has a number of treelined avenues. Topographically the settlement feels like ribbon development within the countryside and therefore does not feel like encroachment. Elsewhere the countryside north of Bletchingley is largely free from development and has a strong open character. The golf course is an example of a leisure use that maintains openness and so does not have an encroaching effect. The parcel is therefore considered to generally make a strong contribution to this purpose due to its open character and the general absence of development in the Green Belt with the exception of parts of the settlement.

### Purpose 4: to preserve the setting and special character of historic towns

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.15.18 There are three distinct Conservation Areas in this parcel: Pendell and Place Farm, Brewer Street and half of the Bletchingley Conservation Area

*How would you describe the view from, within, into and out of the conservation area?*

- D.15.19 The Conservation Areas of Pendell and Place Farm and Brewer Street are sited along country lanes with hedgerows running down each side of the road. As such the views into and out of the Conservation Areas are quite limited. The Conservation Area within Bletchingley is quite open in character and views to the dwellings along the A25 are highly visible. There are glimpses to the wider countryside from the Conservation Area, however, this more applicable to the half of the Conservation to the south which is not within this parcel.

*How does the parcel complement the setting of the conservation area?*

- D.15.20 The rural setting around Pendell and Place Farm and Brewer Street emphasises their grand appearance and historic importance. As such these areas have been identified as areas for further investigation to understand the importance of the Green Belt to the Conservation Areas (these areas are labelled 015 and 016 respectively on the map in Appendix F). The glimpses to the countryside from the Bletchingley Conservation Area assist in its setting, but are not a dominant feature of the Conservation Area.

#### Conclusion on Purpose 4

D.15.21 The Green Belt makes a critical contribution to preserving the setting and special character of Pendell and Place Farm and Brewer Street given their setting in open countryside and this is particularly important to preserve as without the protection of the Green Belt, development here could harm this setting. The Green Belt also makes a strong contribution to preserving the setting of the Bletchingley Conservation Area although it is recognised that it is also bordered by other development and so is not solely set in open countryside. Overall the Green Belt is considered to make a strong contribution to this purpose.

#### Conclusion: How effectively does Parcel 014 serve the purposes of the Green Belt?

D.15.22 The Parcel makes a strong contribution to almost all of the Green Belt purposes, including preventing encroachment and preserving the setting of Conservation Areas as well as preventing urban sprawl. However, the dwellings that extend from Bletchingley to Godstone along the A25 are at risk of merging the settlements if further development occurred in this area. As such this area has been identified as an area for further investigation (this area is labelled 014 on the map in Appendix F). The Green Belt plays an effective in preserving the setting for Pendel and Place Farm and Brewer Street Conservation Areas, as such these areas have been identified as areas for further investigation (these areas are labelled 015 and 016 respectively on the map in Appendix F).

## D.16 GBA 015

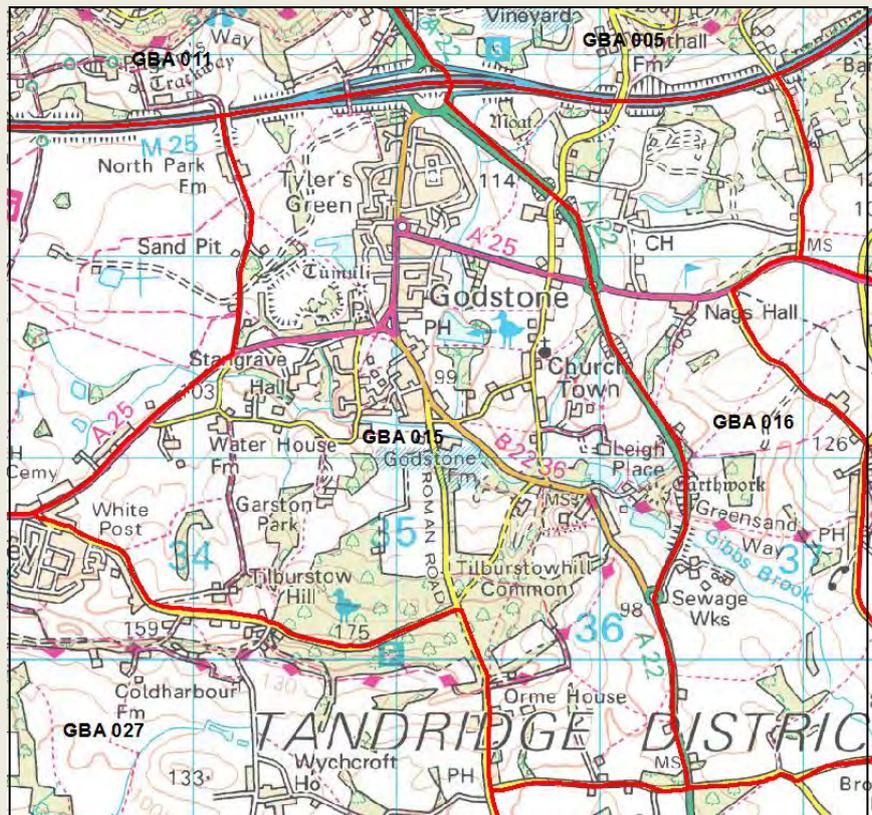


Figure D.16.1 – Map of GBA 015

- D.16.1 GBA 015 is towards the centre of the District. It washes over the defined village of Godstone and is bordered to the north by the M25. In the south of the parcel is Tilburstow Hill, a wooded area that sits in a raised elevation to the surrounding countryside. Also within this parcel is the small village along Church Lane centred on St Nicholas Church, a historic Conservation Area to the east of Godstone. The settlement of Godstone dominates this parcel; it is one of the largest defined villages and represents a significant concentration of built form within the Green Belt. Adjacent to the settlement to the west is a large reservoir at the site of a former quarry, to the east a small nature reserve.
- D.16.2 The topography of the area varies: Godstone and the surrounding area are predominately flat, with the Surrey Hills rising above beyond the parcel's boundaries to the north. Tilburstow Hill sits at a raised elevation to the south; in the far west of the parcel towards Bletchingley there are also some gentle hills.



**Figure D.16.2 - Godstone looking north along the B235. Godstone predominantly has the character of a semi-urban area.**



**Figure D.16.3 - Godstone seen from the surrounding fields to the west. There is a clear distinction between the built form of the town and the countryside.**



**Figure D.16.4 - Open fields and woodland south of Tilburstow Hill.**



**Figure D.16.5 - Looking west towards part of the Conservation Area at Godstone Green from the surrounding fields. Bay Pond is out of shot just behind the point where this photo was taken.**



**Figure D.16.6 – The Conservation Area on Church Lane sits within a setting of open fields and woodland.**

**Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.16.3 The parcel contains a small amount of the settlement of Bletchingley to the south west. The parcel also contains the large settlement of Godstone, which is quite urban in its character, due to the amount of built form within the settlement. The settlement of Godstone has had planned development within it, but this has added quite a large amount of development to the settlement. There are farms within the parcel and quite a few scattered buildings on both sides of Flower Lane, Church Lane and Eastbourne Road.

*Has this changed significantly since the Green Belt was first designated?*

- D.16.4 In 1958, the whole of the settlement fell within the originally proposed Green Belt boundary as set out in the 1958 Surrey Development Plan. Despite this, development continued to occur that expanded the boundary of the settlement: the most notable example which has altered the built form in a significant way is located at the Quarry Farm Housing Estate, which was constructed over the course of the 1960's.

- D.16.5 The Milcell Quarry was also built on for residential development in the 1990s / 2000s. The settlement has also been a large number of infill schemes throughout the settlement over the years, which have altered the scale of built form. Development over time has altered the character of the settlement and as such this area has been identified as an area for further investigation (this is labelled 017 on the map in Appendix F).

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.16.6 The parcel contains both Bletchingley (albeit a very small part to the south west) and the settlement of Godstone. South Godstone is in the adjacent parcel (GBA 026) to the south and Caterham is adjacent to the parcel in the north (GBA 011).

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.16.7 North Park Lane separates the majority of Bletchingley from Godstone, although a small part of Bletchingley is within the parcel to the south west. As you travel along the A25, you move from one settlement to the other but you cannot directly see each settlement when you stand in the middle of either settlement. The settlement boundary of Godstone is drawn tightly around the residential dwellings and removes any open spaces such as the playing fields and the allotments. However, the area is washed over by Green Belt.

### **Conclusion on Purpose 1**

- D.16.8 The settlement of Godstone has undergone a large amount of development since the Green Belt was designated. This has potentially changed the character of the settlement to semi-urban and could be viewed as the settlement sprawling although the development within the settlement has been planned. Nevertheless, this settlement is within the Green Belt and therefore this area has been identified as an area for further investigation (this area is labelled 017 in the map in Appendix F).

### **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

- D.16.9 The settlements of Godstone and Bletchingley are within the parcel.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

D.16.10 The closest settlement to Godstone is Bletchingley, to the west. Although there is not an insignificant distance between them, some ribbon development is already present along Godstone Road, and without the protection of the Green Belt further development in this area could eventually lead to the physical or visual coalescence of the two settlements. As such, this area has been identified as an area for further investigation (this area is labelled 014 on the map in Appendix F).

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

D.16.11 The parcel in connection with another parcel acts a buffer between Bletchingley and a number of other settlements; Godstone, South Godstone and Caterham. The A25 that runs between Godstone and Bletchingley sees dwellings along it, which limits the buffer between the two settlements. As such, this area has been identified as an area for further investigation (this area is labelled 014 on the map in Appendix F).

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

D.16.12 Apart from the dwellings that extend along the A25 between Godstone and Bletchingley you cannot see any other dwellings/ settlements on the ground. Although the settlement of Godstone can also be viewed from the Surrey Hills ridge where Caterham sits, this is due to the topography in the area, and both settlements are a considerable distance away from each other.

### **Conclusion on Purpose 2**

D.16.13 Bletchingley is located to the west along the A25. It is therefore considered that the Green Belt here, in conjunction with the Green Belt in parcel 014 has a strong role to play in preventing neighbouring towns from merging. However, as there are dwellings along the A25 which limits the buffer between the settlements and could be at risk if further development occurred along this road, this area has been identified as an area for further investigation (this area is labelled 014 on the map in Appendix F). As the Strategic Assessment (set out in Appendix B) recognises the importance of the gap between the two settlements, it makes it even more important to explore further.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.16.14 The settlement of Godstone constitutes a significant amount of built form within the Green Belt. Stretching south from the M25 it is visible from most of the northern half of the parcel. There are large open fields and woodlands to the south of the parcel, whereas the north of the parcel is dominated by built form.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.16.15 To the north of Godstone, in particular around Tyler's Close and Oakley's Mead, there are higher density housing estates. There are some isolated dwellings scattered through the parcel and agricultural buildings. The Conservation Area of Church Farm is also included within the parcel and has a number of large historic buildings within it.

*Does the parcel contain countryside?*

- D.16.16 The southern half of the parcel is largely free from development and considered countryside. The northern part of the parcel features Godstone, which is a built up area and sits alongside the M25. This area is not considered to be countryside.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.16.17 The settlement of Godstone contains a large amount of development and is visible from the M25. The buildings within the Conservation Area along Church Lane are also large but screened by woodland. The isolated dwellings within the parcel are also screened by trees and the rolling hillside assists in their screening.

### **Conclusion on Purpose 3**

- D.16.18 Encroachment is the presence of built form within the Green Belt, and so the town of Godstone itself, as it is not inset, is considered to have a strong encroaching effect. The settlement is not considered to be countryside, it is prominent in the fields to the north west and north east of the settlement, where development on multiple sides is particularly noticeable. As such, this is an area that has been identified as an area for further investigation (this area is labelled 017 on the map in Appendix F).

- D.16.19 The very southern area of the Parcel around Tilburstow Hill is particularly free from encroachment with woodland and open fields spread out east, south and west across into adjacent parcels.

#### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.16.20 There are two Conservation Areas within this parcel, one surrounding Godstone Green within the settlement, and another on Church Lane covering the Church and surrounding buildings.

*How would you describe the view from, within, into and out of the conservation area?*

- D.16.21 The Godstone Green Conservation Area is bordered north and south by development that has grown around it as the settlement has expanded. This has limited the views to the open fields and countryside. The Conservation Area is now predominately within the wider setting of the settlement rather than the countryside around it. However to the south at the White Hart Pub and Village Hall in the Conservation Area, it opens up into open fields and countryside around Bay Pond, and in the North West the Conservation Area covers a number of historic barrows in an open field.

- D.16.22 The Church Lane Conservation Area has views to the open fields and rural setting in which is located.

*How does the parcel complement the setting of the conservation area?*

- D.16.23 The open fields in the parcel around the White hart Pub and Village Hall complement the Godstone Green Conservation Area. However, as the rest of the Conservation is viewed from the development within the settlements, the parcel does not play a strong role in complementing its setting.

- D.16.24 The separation between Godstone and development on Church Lane is considered important to preserve given the latter's Conservation Area status. The Green Belt has a moderate role in preserving this separation, although this again is also maintained by physical features like the Bay Pond and surrounding Woodland.

#### **Conclusion on Purpose 4**

- D.16.25 The Green Belt is not considered to play a major role in preserving the setting and special character of Godstone Green Conservation Area due to the presence of surrounding development adjacent to most of the area. However, it is recognised that the parts around the White Hart Pub and Village Hall have a relationship with the open fields that complement the Conservation Area's setting.

D.16.26 For the Church Lane Conservation Area; it is considered to have a strong relationship with the surrounding countryside, and therefore the Green Belt here has a strong role in preserving this setting. As such this area has been identified as an area for further investigation (this area is labelled 018 on the map in Appendix F).

**Conclusion: How effectively does Parcel 015 serve the purposes of the Green Belt?**

D.16.27 The areas of the parcel to the south are predominately open countryside and so the Green Belt here has effectively served its purpose. However, the Green Belt that washes over and surrounds Godstone has such a significant concentration of built form in it that it detracts greatly from the purpose of preventing encroachment as well as the essential characteristic of the Green Belt as being open. This is particularly noticeable in the fields to the north west and north east. As such, this area has been identified as an area for further investigation (this area is labelled 017 on the map in Appendix F).

D.16.28 The Green Belt continues to play a role in maintaining separation between Godstone and Bletchingley and preserving the setting of the two Conservation Areas, although it has a much more direct role with preserving the setting of the development on Church Lane. As such this area has been identified for further investigation (this area is labelled 018 on the map in Appendix F). The dwellings that extend along the A25 between Godstone and Bletchingley could be at risk and cause the perception that the settlements have merged. Therefore, this area has been identified as an area for further investigation (this area is labelled as 014 on the map in Appendix F).

## D.17 GBA 016

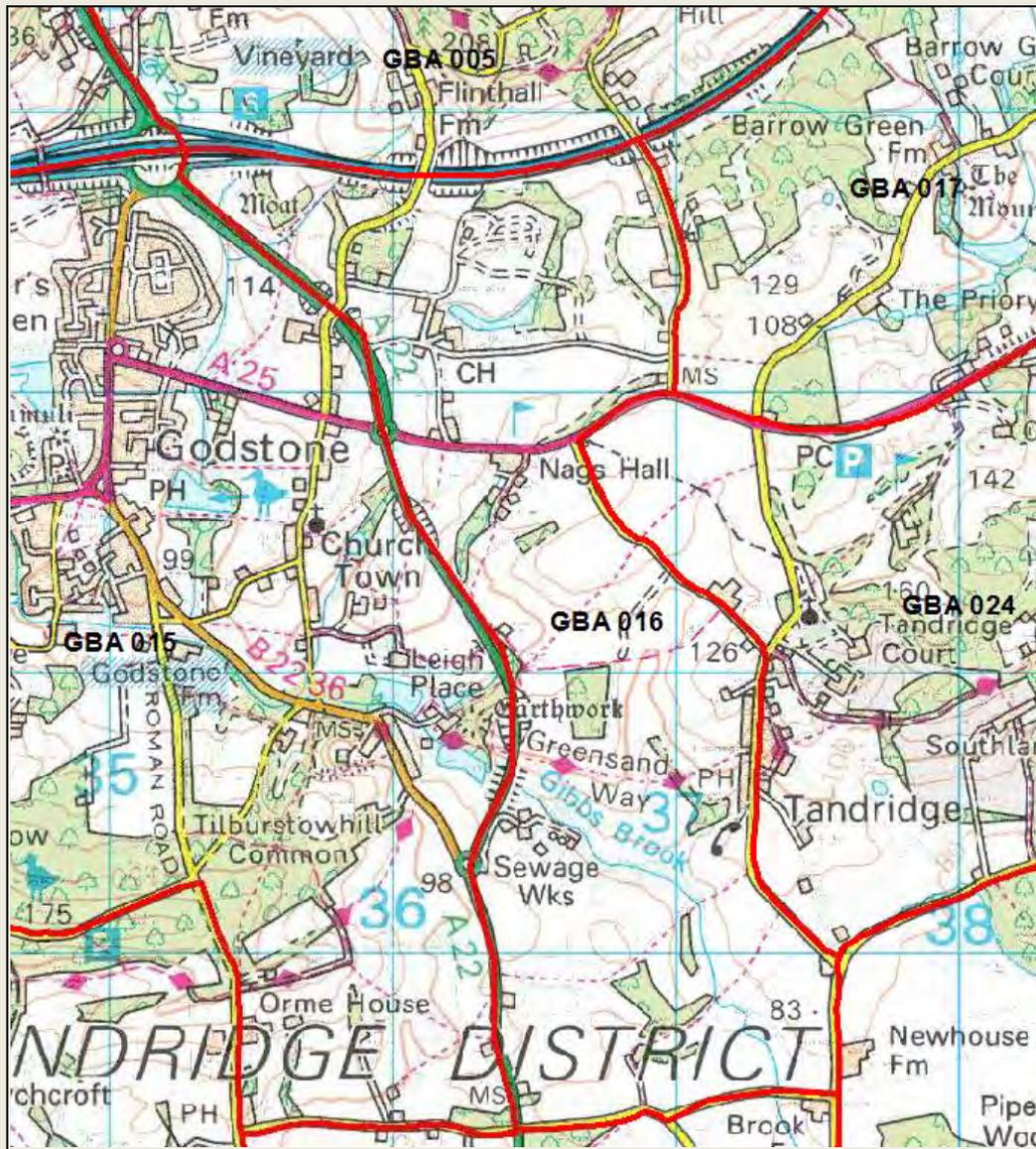


Figure D.17.1 – Map of GBA 016

- D.17.1 GBA 016 sits between Godstone and Oxted and is south of the M25. The village of Tandridge is partially located in the southern half of the parcel with the other half contained within parcel 024. Most of the area below the A25 is open countryside: fields and woodland between gentle hills with public footpaths that lead from Tandridge west into Godstone. North of the A25 is a golf course and a small oil drilling operation, located at Palmers Wood although largely screened from the surrounding area by woodland. The Surrey Hills are a predominant landscape feature that can be seen from the low lying areas of this parcel and north west of the small rural settlement of Tandridge. Elsewhere the topography varies; there are some hillier areas in the centre of the parcel that offer long views across the south of the District.

D.17.2 A sewage processing plant is located west of Tandridge, but it is situated below the hill line of the surrounding fields and is not a prominent feature of the landscape, despite its size and setting, in what is otherwise open countryside.



**Figure D.17.2 - Looking south from the hills west of Tandridge.**



**Figure D.17.3- Fields and woodland south of Tandridge; open countryside that is typical in this part of the District.**



**Figure D.17.4- Tandridge just visible from the fields to the west.**



**Figure D.17.5 - Looking north east towards the Surrey Hills from the fields north west of Tandridge. This area is very flat and low but the Green Belt has maintained its openness and there is very little development in the area.**

## Purpose 1: to check the unrestricted sprawl of large built-up areas

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.17.3 There is limited development within the area. There is an oil works to the south of the M25 which is the north border of the parcel. There are a few farms within the parcel. The A25 goes through the middle of the parcel and a small part of the settlement of Tandridge runs along the Tandridge Road, which includes a vicarage and an infant school. There is also a sewerage works within the parcel.

*Has this changed significantly since the Green Belt was first designated?*

- D.17.4 GBA 016 has changed little since the Green Belt was designated. The settlement of Tandridge has been slightly infilled. As the historic change assessment (Appendix A) focused on the change related to settlements it did not identify individual buildings such as the oil refinery and the sewerage works. The sewerage works is very well screened and difficult to view from most angles and it is also something that is likely to be there for a significant number of years. However, the same cannot be said about the oil refinery and therefore this has been identified as an area for further investigation (this area is labelled 019 on the map in Appendix F).

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.17.5 A small part of the settlement of Tandridge is located within the parcel. However, the settlement is relatively small. It has been given defined settlement boundaries in the past but these no longer exist.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.17.6 The area of Tandridge settlement that is within the parcel is defined by the residential dwellings and infant school that run tightly along Tandridge Road.

## Conclusion on Purpose 1

- D.17.7 Even though Tandridge is not technically a 'built up area', it has a tight defined boundary and has not sprawled. However, there is limited development within this area and as such; this parcel is not considered to serve this purpose. However, the oil refinery could cease operation and the very special circumstances why it was allowed are unknown. As such, this area has been identified as an area for further investigation ((this area is labelled 019 on the map in Appendix F).

## **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

- D.17.8 The settlement of Tandridge is within the parcel, and the parcel sits between Godstone and Oxted in combination with other adjacent parcels (GBA 015 and GBA 024 respectively).

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.17.9. There is a considerable distance between these settlements with separation further maintained by physical features like main roads, woodland and hills. Further, only part of the settlement of Tandridge is within the parcel and therefore the assessment for GBA 024 will also assess the gap between Oxted and Tandridge.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.17.10 Only when the parcel is connected with another parcel does it form a buffer between settlements. As such, the settlements of Oxted, Tandridge and Godstone are quite a long distance away from each other. The adjacent parcel GBA 024 provides more of a buffer between Oxted and Tandridge.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.17.11 Due to the distance, woodlands, topography and other physical features, you cannot view any neighbouring settlements on the ground.

## **Conclusion on Purpose 2**

- D.17.12 As there are no settlements adjacent to the parcel and there is only part of Tandridge within the parcel, the parcel is not considered to play a role in serving this purpose.

## **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.17.13 The area has very limited development within it and as such consists of large open fields, woodlands and tree-lined rural roads. The A25 runs through the middle of the area, but it is still fairly open on both sides, with long distance views to the north.

What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.

D.17.14 The limited amount of development within the area is mostly made up of the dwellings from the settlement of Tandridge. There is an oil refinery, a sewerage works and a few agricultural buildings.

*Does the parcel contain countryside?*

D.17.15 The parcel is almost entirely open countryside free from development. Aside from the occasional isolated farm buildings or dwelling there is very little development in this parcel

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

D.17.16 The oil refinery and sewerage works are some of the biggest developments in the parcel, but both are well screened by trees and the topography. The settlement of Tandridge can only be seen from a few fields that surround it and so in the main, is fairly well hidden.

### **Conclusion on Purpose 3**

D.17.17 The greatest concentration would be within the settlement of Tandridge itself; however there is not a large amount of built form and despite its setting within open countryside its encroaching effect is negligible. The oil refinery and sewerage works are well screened and the parcel is therefore considered to play a strong role in safeguarding the countryside from encroachment due to the general absence of development.

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

D.17.18 There are no Conservation Areas within or visible from the parcel.

*How would you describe the view from, within, into and out of the conservation area?*

D.17.19 There are no Conservation Areas within the parcel.

*How does the parcel complement the setting of the conservation area?*

D.17.20 There are no Conservation Areas within the parcel.

### **Conclusion on Purpose 4**

D.17.21 There are no Conservation Areas within or adjacent to this parcel so it is not considered to serve this purpose.

### Conclusion: How effectively does Parcel 016 serve the purposes of the Green Belt?

D.17.22 Due to the parcel's isolated location, away from any large built up areas and that it only contains a small part of the settlement of Tandridge, the parcel cannot serve most of the Green Belt purposes. However due to the lack of development in the area the parcel continues to make a strong contribution to safeguarding the countryside from encroachment. The oil refinery in the area could cease operation and has a prominent impact on the countryside. Further, the reason why this development has been permitted is unknown and as such as been identified as an area for further investigation (this area is labelled 019 on the map in Appendix F).

## D.18 GBA 017

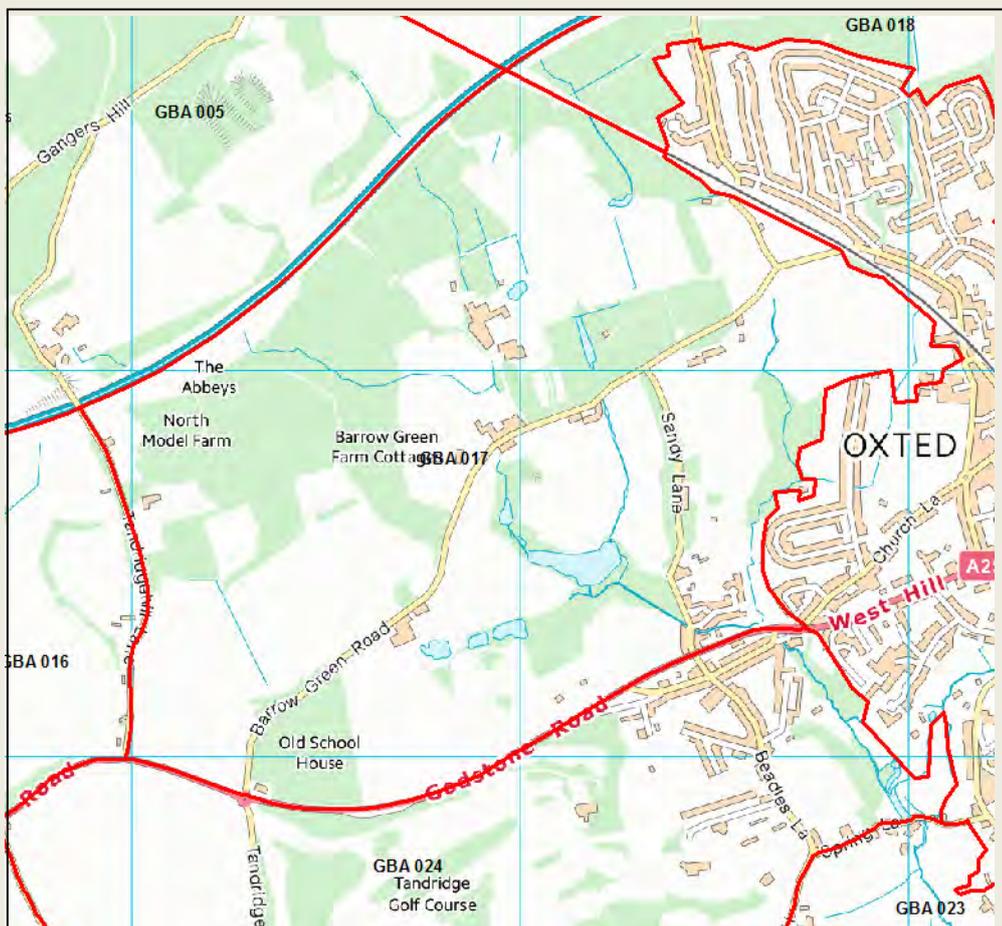


Figure D.18.1 – Map of GBA 017

D.18.1 GBA 017 is located north west of Oxted, below the M25. The parcel contains a large private estate that takes up a considerable amount of land in the northern area, as well as some agricultural fields and farmland. A considerable amount of woodland also covers this parcel, as well as several streams and ponds. The parcel shares a boundary with the urban area of Oxted that follows the railway line along the western boundary, then

to the rear of residential gardens around Wheeler and Peter Avenues down to the A25 and the boundary with Parcel 024.

- D.18.2 In the west of the parcel is the Oxted Sand Pit, a large excavation that sits on the boundary with GBA 016. A small part of the defined village of Old Oxted is present here around Meadow Brook Lane to the west of Oxted.



**Figure D.18.2 - Looking north east towards Oxted from the western edge of the parcel. The sand pit is visible in the foreground, with Oxted screened behind the line of trees to the left.**



**Figure D.18.3 - Looking north west from the public footpath that runs parallel to the railway line in the eastern corner of the parcel. The railway line can be seen through the trees to the left, and the Surrey Hills rising above in the distance.**



**Figure D.18.4 - Looking south from Barrow Green Road. Most of the countryside in this part of the parcel is private land and not publicly accessible.**



**Figure D.18.5 - From the viewpoint in Parcel 012 looking south west across into Parcel 017. Oxted is visible to the left, with the railway line running behind that, marking the start of 017. Old Oxted is further south.**

## Purpose 1: to check the unrestricted sprawl of large built-up areas

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.18.3 The parcel shares a boundary with the built up area of Oxted. To the south east of the parcel is a small part of Old Oxted. The area contains Oxted Sand Pit, as well as a riding school and Barrow Green Court. There are a number of farms throughout the parcel. The M25 runs to the north of the parcel and the A25 runs to the south.

*Has this changed significantly since the Green Belt was first designated?*

- D.18.4 The boundary of the parcel with Oxted has not changed since the Green Belt was designated. Old Oxted was inset from the Green Belt but was then put into the Green Belt in the South of the Downs Local Plan 1986 to conserve its character. There was also small amount of infilling along Sandy Road in Old Oxted. The last record for the sandpit was 1988 and was allocated in the Surrey Development Plan 1958 when the Green Belt was designated.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.18.5 The parcel is physically connected to the built up area of Oxted and contains a small part of Old Oxted to the south east of the parcel.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.18.6 The boundary of Old Oxted is made up of residential dwellings, although some of the boundary features long back gardens, apart from a small part to the north which is made up of a park. The woodland to the west of the settlement strengthens the boundary. The boundary of Old Oxted is made up of residential dwellings but the settlement is washed over by the Green Belt.

## Conclusion on Purpose 1

- D.18.7 The parcel is adjacent to the settlement of Oxted and there is little development beyond the urban boundary, save for a few isolated dwellings and agricultural buildings. Further, this boundary has not changed since the Green Belt was designated. Although there has been some development within Sandy Lane, it was planned and within the settlement boundaries. Overall however, the parcel is considered to play an effective role in checking urban sprawl as development is contained within the urban boundary.

## Purpose 2: to prevent neighbouring towns merging into one another

*What settlements/towns are within the parcel?*

- D.18.8 The Parcel is adjacent to the town of Oxted, and a small part of Old Oxted sits in the south east of the parcel.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.18.9. Old Oxted and Oxted have already merged together. There is a very small gap between the settlement boundaries on a map but this is made up of residential gardens and therefore does not provide a physical gap on the ground.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.18.10 As Old Oxted and Oxted have merged, this parcel does not act as a buffer between two settlements.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.18.11 From Oxted you can see Old Oxted on the ground, but they have already joined. However, the town settlements are different in character and this is noticeable on the ground too. Further, the joining of the settlement occurred before the Green Belt designation. From the Surrey Hills ridge, near Woldingham, you can see Oxted. However, the settlements of Woldingham and Oxted are such a considerable distance away, and separated by the M25 that the two settlements would never merge.

## Conclusion on Purpose 2

- D.18.12 Although from the Surrey Hills ridge near Woldingham, you can see Oxted, there is a considerable distance between these two towns, over varied topography including hills, roads and woodland as well as ponds and streams. It is unlikely that these towns would ever be at risk of merging due to the extent of separation and the natural / physical features between. The parcel is therefore considered to only play a minor role in preventing neighbouring towns merging. Part of the parcel in the far western corner sits between two different neighbourhoods of Oxted and Old Oxted, although these are not considered to be separate towns their different characters are noted and it is recognised the Green Belt has some role in maintaining this.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.18.13 Within the parcel are large fields, some woodland bordered by the M25 and the railway line in the north / north east of the parcel. There are a few isolated buildings and a sand pit within the parcel.

What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.

- D.18.14 GBA 017 contains some agricultural buildings within it. It also contains Barrow Green Court. A small part of Old Oxted sits within the south east of the parcel, adjacent to the A25 which forms the southern boundary of the parcel.

*Does the parcel contain countryside?*

The parcel is largely free from development. Aside from a small number of dwellings along Barrow Green Lane and agricultural buildings, the parcel is predominantly open countryside.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.18.15 Barrow Green Court is the largest development within the parcel alongside the collection of dwellings that are within the part of Old Oxted in the parcel. However, both are fairly well screened by the woodland, trees and topography of the area.

### **Conclusion on Purpose 3**

- D.18.16 Overall, where there is built form, it is isolated, often screened by natural features and of no great density or size to have any significant encroaching effect. As such, the parcel is considered to effectively assist in safeguarding the countryside from encroachment.

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.18.17 Part of the parcel borders the Old Oxted Conservation Area in the adjacent parcel GBA 024.

*How would you describe the view from, within, into and out of the conservation area?*

- D.18.18 There is already development around Meadow Brook and along Sandy Lane around the Conservation Area and therefore views into and out of it are limited.

*How does the parcel complement the setting of the conservation area?*

- D.18.19 As the Conservation Area is surrounded by development and mostly features in GBA 024, the parcel does not complement its setting.

#### **Conclusion on Purpose 4**

- D.18.20 GBA 017 is not considered to play any role in preserving the setting and special character of a Conservation Area as development is already adjacent to it.

#### **Conclusion: How effectively does Parcel 017 serve the purposes of the Green Belt?**

- D.18.21 Parcel 017 serves two purposes effectively in most areas. Its proximity to Oxted means it plays a role in preventing urban sprawl, the Green Belt here is also largely free from development in that there are only a few isolated buildings present, with the parcel being predominantly countryside: fields or woodland. However, the parcel plays only a minor role in preventing the merging of settlements as there is a considerable distance between Oxted and the next nearest town, and the towns of Old Oxted and Oxted have merged. Although it is noted that the character of the two settlements is different. The parcel also plays no role in preserving the character or setting of Conservation Areas. Nonetheless the parcel exhibits an open character and is not recommended for further investigation.

## D.19 GBA 018

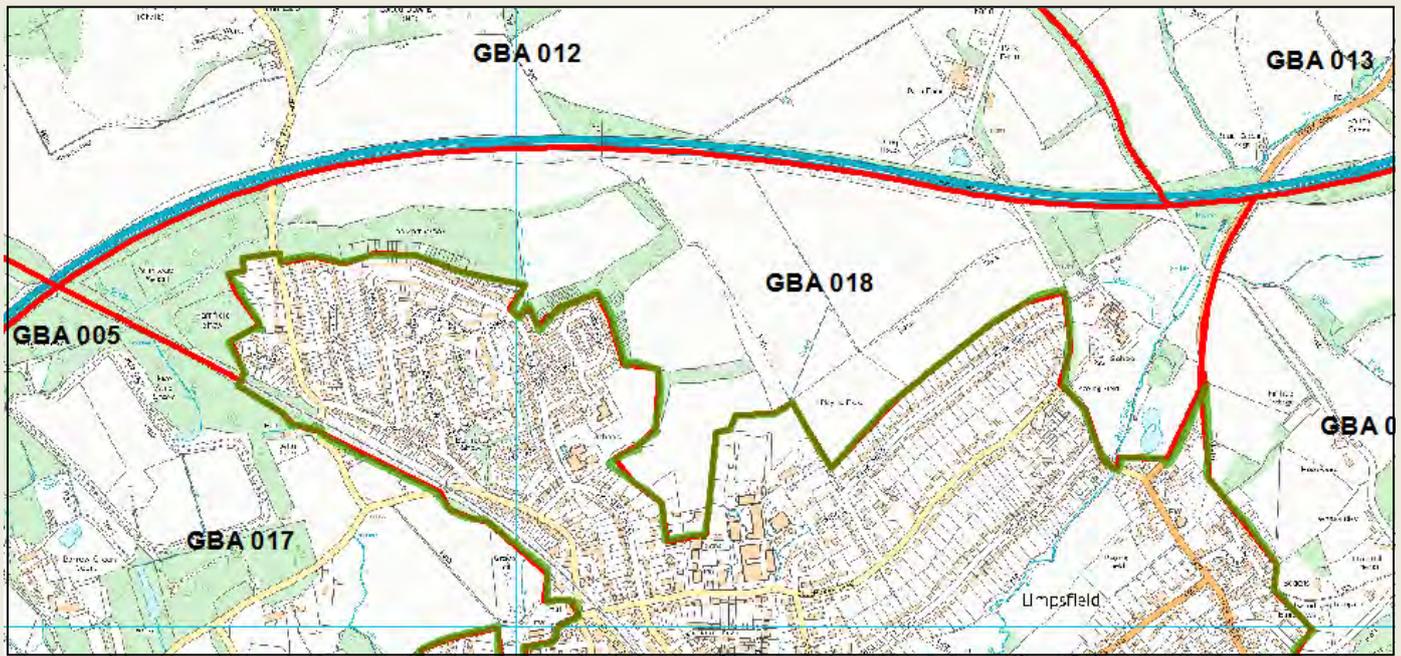


Figure D.19.1 – Map of GBA 018

- D.19.1 Parcel 018 is located immediately north of Oxted and contains fields, recreation grounds and woodlands between the town and the M25. The area is largely flat, although the boundary line with parcel 012 is formed from a raised bank that the motorway sits on. The north and eastern areas of the parcel are predominantly open fields, with views across into parcel 019. The motorway is a prominent feature of the landscape here and together with woodland that screens it, prevents most views north into parcel 012 from the low lying adjacent fields.
- D.19.2 Whilst fencing and trees provide some screening, the built form of Oxted is still visible from the fields around it. Looking west towards the centre of the parcel the topography rises slightly across the fields and hedgerows that mark the field boundaries. The area here is again predominantly open countryside.



**Figure D.19.2 - View across the parcel looking west from Water Lane. The row of hedges and trees visible on the left marks the boundary of the urban area, which is largely screened from view.**



**Figure D.19.3 - Looking north from Water Lane into Parcel 012. The Motorway forms a physical and visual separation between the parcels 018 and 012.**



**Figure D.19.4 - Standing in the far north-western corner of the parcel, looking in a south easterly direction towards Oxted. The woodland here almost completely screens the town from view, and also acts as a barrier to mitigate the noise generated from the motorway (located behind from where this photo was taken)**



**Figure D.19.5 - Looking north towards the centre of the parcel from the outskirts of Oxted. Oxted School recreation grounds are just out of view to the right of this photo, behind the tree line.**



**Figure D.19.6 - Looking west from the fields that form the “wedge” of Green Belt land between the two northern parts of Oxted. Note the presence of development on multiple sides overlooking the fields.**



**Figure D.19.7 - Looking north from the edge of the Green Belt boundary in the south western corner of the “wedge”. Development around Green Acres and Down’s Way is visible above the School. Beyond that, are Parcels 012 to the far right and 005 to the left, also forming part of the Surrey Hills AONB.**

## Purpose 1: to check the unrestricted sprawl of large built-up areas

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.19.3 The area has limited development, with one of the only sets of buildings in the area belonging to Limpsfield School. The majority of the area is made up of woodland and recreation space. The M25 forms the northern boundary of the area.

*Has this changed significantly since the Green Belt was first designated?*

- D.19.4 The Oxted School, originally in the Green Belt, was removed as part of the South of the Downs Local Plan 1986. The rest of the area did not change apart from a slight extension to the Limpsfield Grange School. It is important to note that between 1965 and 1986, Oxted and Limpsfield joined, although this was thought to be within the confines of the urban settlement and not in the Green Belt.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.19.5 The area is physically connected to the inset settlement of Oxted.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.19.6 The boundary line between the Green Belt and Oxted in the southern most areas of the parcel is drawn around residential gardens to the rear of dwellings, but also includes the open land that forms part of the grounds of Oxted School and St Mary's Junior School. This forms a "wedge" of Green Belt land in-between the two already developed areas in the north west and north eastern parts of Oxted. This "wedge" is comprised of fields bordered on three sides by development from the town, with a row of trees to the north screening it from the fields beyond in the other parts of the parcel.

- D.19.7 In the north western area of the parcel, the boundary with Oxted typically follows the fences that define private gardens and properties, with some tree and hedge planting adding to the separation between town and country. But in the western corner, the boundary is less consistent; sometimes following the rear fencing behind private gardens, at other times excluding them.

- D.19.8 In the far south of the "wedge", it also includes part of the rear gardens of several residential properties as well as the car park and a building that is part of Laverock School. In the far eastern flank of the parcel the boundary line is drawn around the settlement of Limpsfield.

## Conclusion on Purpose 1

- D.19.9 The parcel sits adjacent to the urban area of Oxted, forming a buffer that prevents the town from expanding further north. There is a total absence of development outside of the Green Belt boundary in the west and north of the parcel, indicating that the urban area has been effectively contained. This is also due to the fact that the Oxted School was removed from the Green in the South of the Downs Local Plan 1986.
- D.19.10 There is some built form north of Limpsfield in the form of Limpsfield Grange School. This is development beyond the boundary of the urban area, although again the size and scale of it is not considered to be significant enough as to have a sprawling effect; natural screening from the topography of the area and surrounding woodland helps to mitigate against the presence of built form. The parcel is therefore considered to be effective in checking urban sprawl from Oxted.

## Purpose 2: to prevent neighbouring towns merging into one another

*What settlements/towns are within the parcel?*

- D.19.11 The parcel sits on the northern boundary with Oxted and Limpsfield. However, it is noted that Limpsfield was once a separate village, it is now connected to Oxted by a continuous pattern of development

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.19.12 Apart from Oxted and Limpsfield, which are now joined, the nearest settlements located beyond Parcel 018 are Woldingham and Tatsfield to the north, both a considerable distance away.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.19.13 As the parcel only adjoins Oxted and Limpsfield, and other settlements are a considerable distance away, it does not act as a buffer between the merging of settlements.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.19.14 As Oxted and Limpsfield are joined together, you can see each settlement from the other. Due to the distance, topography and woodland in the area, you cannot view any other settlements on the ground. It is noted that from

the Surrey Hills ridge you can view Oxted, but it is still a considerable distance away Oxted would not merge with Woldingham.

### Conclusion on Purpose 2

- D.19.15 The M25 sits between settlements to the north of Oxted and Limpsfield providing an additional barrier, and the heightened elevation of Woldingham and Tatsfield provides a clear and substantial separation between them. A reduction in the gap between these three settlements would not compromise the separation between them in any notable way, nor is there any likelihood of coalescence, either visually or physically. As Limpsfield and Oxted merged within the urban area, the parcel is not considered to play a role in preventing the merging of settlements.

### Purpose 3: to assist in safeguarding the countryside from encroachment

*What are the characteristics and features of the area?*

- D.19.16 Limpsfield Grange School is to the east of the parcel but the parcel is mainly woodland, fields and tree-belts to screen the M25, with some residential gardens included. A woodland to the east again provides a natural screening between 018 and 019.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.19.17 There is limited development within the parcel. Limpsfield Grange School is the main development and is to the east of the parcel. There are a couple of other buildings, just outside the settlement of Oxted in the centre of the parcel.

*Does the parcel contain countryside?*

- D.19.18 The parcel has minimal development and therefore is almost entirely open countryside: fields, recreation grounds, and woodland.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.19.19 The topography of the parcel is varied, with the area backing onto the school more raised than the north, eastern and western parts. The land immediately closest to Oxted is raised and more prominent, with views looking out into the surrounding countryside possible towards the east. However, there is a large amount of woodland in the parcel that assists in screening Oxted.

### Conclusion on Purpose 3

D.19.20 As defined in the Methodology, encroachment is inappropriate development in the Green Belt not adjacent to or connected to the urban areas (which would be defined as sprawl). The western corner of the parcel is heavily wooded, screening the edge of the urban area of Oxted from the motorway. Views into the surrounding countryside and into adjacent parcels are limited here as a result of the tree cover, which also helps to screen the built form of the town, but also prevents views from Oxted into the Green Belt beyond the motorway. As the parcel has limited development and is almost entirely countryside, this parcel serves this purpose effectively.

#### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

D.19.21 The eastern corner the parcel borders the Conservation Area in the village of Limpsfield.

*How would you describe the view from, within, into and out of the conservation area?*

D.19.22 The area is connected to Oxted, and largely self-contained, but opens out into surrounding fields along the northern part of the Limpsfield Conservation Area. Surrounding woodland provides a natural screening from views to the east, both looking into the Limpsfield Conservation Area and from outside looking in.

*How does the parcel complement the setting of the conservation area?*

D.19.23 The character of the woodland and countryside that surround the Conservation Area assist in complementing its setting, although the parcel is only adjacent to a small part of the Conservation Area.

#### **Conclusion on Purpose 4**

D.19.24 The eastern flank of the parcel is adjacent to a small part of the Limpsfield Conservation Area. It is recognised that the Green Belt here has some role in preserving its setting from the north, although the wider setting of the area is predominantly within adjacent parcel 019. The Green Belt here is therefore considered to play a moderate role in serving this purpose.

#### **Conclusion: How effectively does Parcel 018 serve the purposes of the Green Belt?**

D.19.25 Most of the areas in the parcel make a strong contribution to preventing encroachment into the countryside and preventing urban sprawl. There is also very little risk in this area of the Green Belt of settlement coalescence,

although it is noted that Oxted and Limpsfield merged together within the confines of the urban area.

D.19.26 The prominent feature of the central area is its general openness and absence of development outside of the urban area; although this effect is decreased between the “wedge” of Green Belt land that sits between the two neighbourhoods of Oxted due to the presence of development on three sides. The boundary between the settlement of Oxted and the countryside here is slightly less well defined. However, it is not of a substantial impact on the countryside to warrant investigating it further.

## D.20 GBA 019

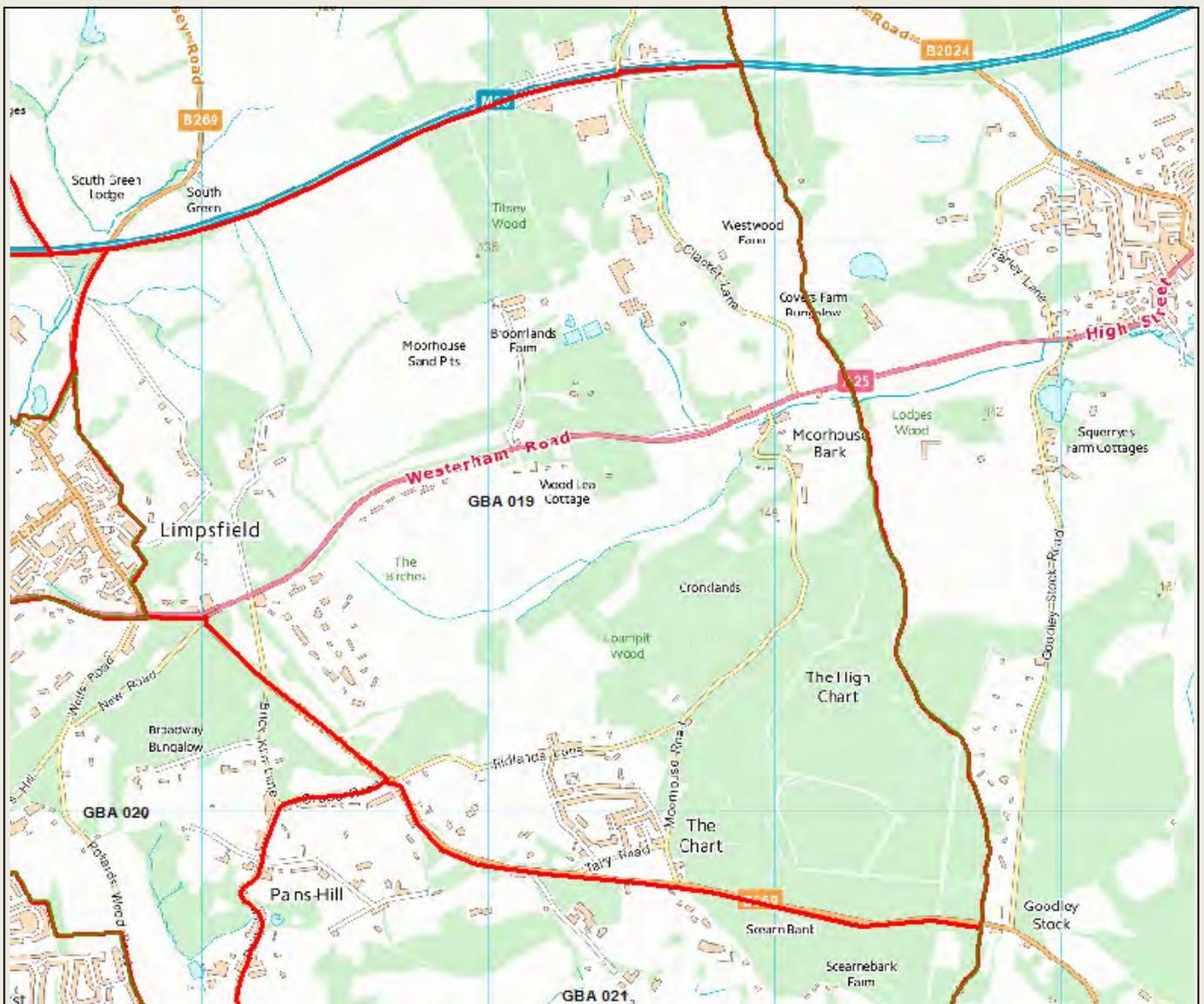


Figure D.20.1 – Map of GBA 019

- D.20.1 GBA 019 is located in the north east of Tandridge District. The parcel is bounded by the District boundary with Sevenoaks to the east and the M25 to its north. The B269 and the built up boundary of Limpsfield acts as its southern and western boundary.
- D.20.2 The parcel contains woodland and open agricultural fields but also contains a number of differing land uses. This includes residential areas, a large sand extraction site and adjoining industrial area, a motorway service station and a golf course. The A25 (Westerham Road) runs through the centre. The topography is undulating, broadly rising from the north of the parcel to the south. However, this rise is not uniform and there are a number of peaks and troughs throughout the area, with land rises and falls not limited to those on a north-south axis.



**Figure D.20.2 - High fences and gates along Sandy Lane screen views from the large residential properties into the surrounding area.**

**Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.20.3 Along the western corner of the parcel surrounding Limpsfield (the boundary line with parcel 018) is some sporadic development, mostly around Sandy Lane and adjacent to the A25. Typically this is in the form of large residential dwellings, with sizeable gardens, enclosed in high fences and gates, but it is well screened by the woodland in the adjacent parcel. Limpsfield Chart is to the south of the area and is very well contained. Moorhouse sandpit and Tileworks are also located within this parcel.

*Has this changed significantly since the Green Belt was first designated?*

- D.20.4 Oxted and Limpsfield joined together (coalesced) but this is believed to be within the confines of the existing urban areas and not in the Green Belt. The Moorhouse sandpits and Tileworks have grown substantially over the years since the Green Belt was designated. Limpsfield Chart has remained very similar.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.20.5 The parcel is adjacent to the settlement of Limpsfield. The small settlement of Limpsfield Chart is also within the parcel. The settlement of Westerham is over the District boundary in Sevenoaks.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.20.6 The settlement of Limpsfield is mostly bounded by residential dwellings with Titsey Road, woodland and high fences helping to define the settlement boundary elsewhere. The settlement of Limpsfield Chart does not have a settlement boundary, but is well contained due to the dense woodland that covers and screens it.

### **Conclusion on Purpose 1**

- D.20.7 There is some substantial built form within the parcel but it is generally of low density and generously spaced apart, and so is not considered to constitute urban sprawl. Furthermore, dense woodland in the adjacent parcel provides a natural screening effect around Sandy Lane, before the road leads into the open fields along Titsey Road. The woodland in the area helps to screen the settlement of Limpsfield Chart, which has remained the same over the years. However, the Tileworks have grown substantially since the Green Belt was designated, and as such, has been identified as an area for further investigation (this area is labelled 020 on the map in Appendix F).

### **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

- D.20.8 The parcel is adjacent to the settlement of Limpsfield and also contains the settlement of Limpsfield Chart. The settlement of Westerham is slightly further along the A25 outside the District boundary in Sevenoaks.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.20.9. Although Limpsfield and Limpsfield Chart are in close proximity, the wooded character of the area forms a clear separation between the two settlements, and even a reduction in this gap would not cause the settlements to merge. Limpsfield and Westerham are a reasonable distance apart and therefore a reduction in the gap between these settlements would not cause them to merge.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.20.10 The parcel acts a buffer to Limpsfield and Limpsfield Chart. However, the wooded character of the area and the distance between the two would not cause the settlements to merge. The parcel also acts a buffer between Westerham and Limpsfield, but Westerham is a considerable distance away to prevent the settlements from merging.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.20.11 Due to the woodland and the topography between Limpsfield Chart and Limpsfield, you cannot view the settlements from one another. The topography and the distance between Westerham and Limpsfield mean you also cannot see the settlements from each other.

### **Conclusion on Purpose 2**

- D.20.12 Although the parcel borders Oxted/Limpsfield in the north western corner, and Limpsfield Chart is situated in the parcel, the wooded character and the topography of the area means that the settlements would not merge. Limpsfield would also not merge with Westerham as they are a considerable distance away. This is further aided by the topography of the area.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.20.13 The parcel contains a lot of development; this is unusual given that it does not contain a defined village in the Green Belt.

What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.

- D.20.14 There is a range of different uses within the parcel, from the Moorhouse Tileworks and sand pit to scattered residential development and farm buildings.

*Does the parcel contain countryside?*

- D.20.15 The parcel has a lot of development within it and some of which is of a substantial size. There are some wooded areas and open fields as well as a golf course, which provide some countryside in a predominantly urban parcel.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.20.16 In particular, this includes the settlement of Limpsfield Chart, and a further collection of around 20 large detached homes that lie on Ballards Lane. Both areas are screened by heavy woodland that lessen the impact from long and medium distance views but can be viewed from some of the fields that surround the area. However the settlement was there prior to the Green Belt. Although Ballards Lane contains a number of sizeable dwellings, they are set in generous plots and built form is screened by tree cover. The same cannot be said for the Moorhouse sandpit and Tileworks (minerals extraction) and adjoining industrial site (some of which lies vacant) as it takes up a large proportion of the parcel, and as such has been identified as an area for further investigation (this area is labelled as 020 on the map in Appendix F).

### **Conclusion on Purpose 3**

- D.20.17 There is a considerable amount of development within this area; although most of it is well screened from the surrounding countryside due to the topography and woodland within the parcel. Nevertheless, there is a concentration of built form at Moorhouse Tileworks that has an impact on the countryside and as such has been identified as areas for further investigation (these areas are labelled as 020 on the map in Appendix F).

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.20.18 The western flank of the parcel is adjacent to, and contains a small part of, the Limpsfield Conservation Area.

How would you describe the view from, within, into and out of the conservation area?

- D.20.19 The bulk of the Conservation Area is centred along the High Street and the southern part of the village is largely self-contained, with only occasional views into the surrounding countryside possible due the layout of the buildings and surrounding topography. Heading north along the High Street, the Conservation Area begins to open up more, particularly around St Peter's Church and the far northern part of the Conservation Area, with views into the surrounding open fields (although this is also into adjacent parcel GBA 018).

*How does the parcel complement the setting of the conservation area?*

- D.20.20 The parcel partly assists in complementing the Conservation Area, as it has views to the open fields and countryside in the adjacent parcel GBA 018.

#### **Conclusion on Purpose 4**

- D.20.21 The Green Belt in this parcel is considered to have a role in preserving the setting of this part of the Conservation Area, and so makes a moderate contribution to this purpose: however, it is recognised that the Conservation Area is predominantly within the urban area and so its setting is not solely within the Green Belt.

#### **Conclusion: How effectively does Parcel 019 serve the purposes of the Green Belt?**

- D.20.22 The Green Belt in this parcel helps to play a part in preserving the setting of the Limpsfield Conservation Area and containing urban sprawl from Oxted. However, the Moorhouse Tileworks has grown substantially since the designation of the Green Belt. Furthermore, the Tileworks is now of such a substantial size to have an impact on the countryside. As such, this is identified as an area for further investigation (this area is labelled as 020 on the map in Appendix F).

## D.21 GBA 020



**Figure D.21.1 – Map of GBA 020**

D.21.1 Parcel 020 is located adjacent to the west of the urban area of Oxted. It is one of the smaller parcels, extending south to the railway line and along Grants Lane. The northern part of the parcel is mostly covered in woodland at Limpsfield Common, but the Green Belt also extends west over a number of residential properties and gardens. Hazelwood School, a large secondary school, is located here along Wolf's Hill. The southern area of the parcel is mostly open countryside and fields, with some small farms present.



**Figure D.21.2 - The Green Belt boundary follows the southern end of Pollards Wood Road distinguishing between the urban area and the open countryside beyond.**



**Figure D.21.3 – Views across to Hurst Green from the parcel.**



**Figure D.21.4 - The part of the Green Belt includes residential garden land along the A25 and a number of large dwellings.**

**Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.21.2 The parcel is located next to Oxted/Hurst Green which is considered to be a large built up area. Although built form here is of a low density, there is a concentration of development beyond the boundary of the urban area, and as such could be considered to constitute urban sprawl. This also occurs further south around the school with other dwellings not contained within the urban area.

*Has this changed significantly since the Green Belt was first designated?*

- D.21.3 Whilst in 1959 it was proposed to designate the rural area surrounding Hurst Green as Green Belt, it was not actually until 1986 that the Green Belt boundaries came up to all of the built up area of Hurst Green. The 1986 allocation of Red Lane was the major post Green Belt designation development in Hurst Green, eventually built out in the middle of the 2000s.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.21.4 The parcel is physically connected to the settlement of Oxted and Hurst Green, which are part of the same larger settlement.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.21.5 The Green Belt boundary in the parcel is generally well defined with clear separation between the urban area and the countryside. The boundary around West Heath and Andrew's Wood is contained further by surrounding woodland. The southern section of the urban boundary follows Pollards Wood Road, providing a strong separation between the town and the countryside. Except for a single isolated dwelling, there is no development here within the Green Belt, indicating that the urban area has been effectively contained by the Green Belt.

- D.21.6 However, in some cases there are some anomalies where certain properties are excluded from the Green Belt whilst others are contained within it. The Green Belt boundary at Bolthurst Way follows a small fence which blurs the separation between the Green Belt and the recreation ground in the urban area. This is also most prominent where Wolf's Road intersects with the A25: there are a number of sizeable properties included within the Green Belt here yet they are more consistent with the dwellings on the adjacent side of the A25, within the urban area. This area is recommended for further investigation (this area is labelled 021 on the map in Appendix F).

### **Conclusion on Purpose 1**

- D.21.7 This parcel is adjacent to Oxted / Hurst Green and the boundary between the built up area and the Green Belt is generally well-defined. However, there are a few anomalies where some properties of a similar character are included within the built area and others are not and are located in the Green Belt. The boundaries defining Hurst Green were not introduced until the South of the Downs Local Plan 1986 and it appears that they have remained the same ever since. It is unknown why development located between Wolf's Road and the A25, and the boundary at Bolthurst Way between the recreation ground, is not included within the settlement of Hurst Green and as such have been identified as an area for further investigation (this area is labelled 021 on the map in Appendix F).

## Purpose 2: to prevent neighbouring towns merging into one another

*What settlements/towns are within the parcel?*

- D.21.8 The parcel is adjacent to the settlement of Oxted / Hurst Green. Whilst it is recognised that Oxted and Hurst Green are different in character, they form part of one large settlement. Limpsfield Chart is within the adjacent parcel (GBA 019).

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.21.9. Oxted and Hurst Green are within the same urban area and therefore the Green Belt plays no role in the separation of the settlements. However, whilst Limpsfield Chart and Oxted / Hurst Green are in fairly close proximity, the topography and wooded character that surround Limpsfield Chart creates a clear separation; a reduction in this gap would not compromise this.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.21.10 The parcel acts as a buffer between Oxted / Hurst Green and Limpsfield Chart. However, due to the topography and woodland that surrounds Limpsfield Chart, the settlements are not at risk of merging.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.21.11 There are no neighbouring settlements to see on the ground, due to the difference in the topography between Oxted / Hurst Green and Limpsfield Chart. This is also assisted by the woodland that surrounds Limpsfield Chart.

## Conclusion on Purpose 2

- D.21.12 The parcel is adjacent to Oxted / Hurst Green and in fairly close proximity to the settlement of Hurst Green. However, due to the topography between the settlements and the dense woodland that surrounds Limpsfield Chart, there is no risk that the settlements would merge. As such, the parcel plays a moderate role in preventing settlements for merging.

## Purpose 3: to assist in safeguarding the countryside from encroachment

*What are the characteristics and features of the area?*

- D.21.13 The A25 forms the northern border of the parcel. Towards the north there are some large dwellings but there is also a large amount of dense

woodland. Towards the centre, there are a few large dwellings, Hazelwood School, and large fields (some of which are recreation grounds). In the southern section of the parcel there are a few agricultural buildings and some more woodland. The topography of the area is undulating.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

D.21.14 Towards the northern and centre section of the parcel there are a number of large dwellings along Pollard's Wood Hill and Stoneswood Road. The rest of the buildings in the area are mainly agricultural, apart from Hazelwood School.

*Does the parcel contain countryside?*

D.21.15 The southern half of the parcel is predominantly open countryside with very little built form or development. Whilst the northern and central section has dwellings within it, there are large amounts of woodland throughout, which create a rural appearance and character.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

D.21.16 There are some large dwellings within the parcel but these are mostly set in large gardens and well screened by the surrounding woodland. The school is large in statue but totally screened by the tall tree-lined avenues that surround it.

### **Conclusion on Purpose 3**

D.21.17 Although there are a number of large dwellings within the parcel that represent a sizeable amount of built form within the Green Belt, they are generally set in large gardens and well screened from the surrounding area by woodland, mitigating against their encroaching effect. The school is also very well screened by the trees in the parcel. The parcel is therefore considered to generally be effective at safeguarding the countryside from encroachment.

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

D.21.18 A small part of the Limpsfield Conservation Area extends southwards into this parcel.

How would you describe the view from, within, into and out of the conservation area?

- D.21.19 The Green Belt surrounding this part of the Conservation Area is woodland or dwellings and garden land; and screens the Conservation Area here rather than it being set in a wide expanse of open countryside.

*How does the parcel complement the setting of the conservation area?*

- D.21.20 The Conservation Area itself is primarily within the urban part of Oxted and only a very small part extends south into this parcel, comprised of a small terrace of dwellings. Therefore, the Green Belt in this parcel does little to complement the setting of the Conservation Area.

#### **Conclusion on Purpose 4**

- D.21.21 As the parcel only contains a very small part of the Limpsfield Conservation Area, it is considered that the Green Belt within this parcel plays a negligible role in preserving its setting. As such, the Green Belt in this parcel is not considered to play a role in serving this purpose.

#### **Conclusion: How effectively does Parcel 020 serve the purposes of the Green Belt?**

- D.21.22 The parcel acts as a buffer between Oxted / Hurst Green and Limpsfield Chart. However, the difference in topography between the two settlements and the woodland that surrounds Limpsfield Chart means these settlements are not at risk of merging. Although a small part of the Conservation Area is present in this parcel, it is not considered that there is a strong relationship with the setting of the Green Belt.
- D.21.23 Parcel 020 is generally effective at serving the purposes of the Green Belt. In the southern areas the boundary with the urban area is well defined and defensible, with urban sprawl being effectively contained by the Green Belt. However, it is unknown why development in the north western areas of the parcel are beyond the Green Belt boundary and not in the urban confines of the settlement, therefore this area has been identified for further investigation (this area is labelled 021 on the map in Appendix F).

## D.22 GBA 021



Figure 21.1 – Map of GBA 021

- D.22.1 GBA 021 is located west of the urban area of Oxted/Hurst Green. The southern boundary of the parcel follows the railway line; to the east is the District and County boundary with Sevenoaks and Kent. The southern areas of the parcel are predominantly open fields and farmland, with some scattered copses. Dense woodland is more prevalent in the north eastern corner of the parcel south of Limpsfield Chart. The parcel's southern areas sit at a lower topography compared with the northern areas of the parcel. Pain's Hill in the north west sits at a raised elevation and offers long distance views across the District and even as far as Reigate and Banstead. The parcel is generally free from development; there are some farm buildings in the south and a few scattered isolated dwellings.
- D.22.2 At Pains Hill and Pasterns Road there are a number of large dwellings, representing a sizeable amount of development within the Green Belt. In

spite of their size they are generally of low density, set back from the road in large plots, and screened by foliage and woodland.



**Figure D.22.2 - Pains Hill offers long distance views across the District. The south of Oxted is largely screened by tree cover, although development at Hurst Green can just be seen right of centre.**



**Figure D.22.3 - Dwellings along Pasterns Road, whilst large, are well screened.**

### **Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.22.3 There are some large dwellings within the parcel and some agricultural buildings. However, the parcel is mainly free from development.

*Has this changed significantly since the Green Belt was first designated?*

- D.22.4 The historic assessment (detailed in Appendix A) does not identify any changes within this parcel. However, the historic assessment focused on settlements and therefore did not consider changes to individual farm buildings.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.22.5 The parcel is not adjacent to any settlements: although Limpsfield Chart is situated in the adjacent parcel to the north (GBA 019) and Oxted abuts the adjacent parcel GBA 020.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.22.6 There are no built up areas within the parcel and therefore there are no strong defensible boundaries that are relevant.

### **Conclusion on Purpose 1**

The parcel is not adjacent to an urban area. It is therefore not considered to play a role at restricting urban sprawl from built up areas.

### **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

- D.22.7 There are no settlements within the parcel.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.22.8. As there are no settlements within the parcel, there are no gaps to consider.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.22.9 The north western corner of the parcel acts a buffer between Oxted and Limpsfield Chart. However, the topography and woodland between the two settlements prevent the settlements from merging.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.22.10 There are no settlements within the parcel. However, even if you stood in the north western corner of the parcel and looked at Oxted and Limpsfield Chart you would not see them because of the topography and woodland of the area.

### **Conclusion on Purpose 2**

- D.22.11 The parcel is nearby to Oxted/Hurst Green and Limpsfield Chart. However, due to the woodland and topography of the area, there is no risk that these settlements would merge.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.22.12 The parcel has large open fields within it as well as large areas of woodland, particularly to the north. The parcel has some rural tree-lined roads throughout and a number of agricultural buildings.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.22.13 There are some large dwellings to the north of the parcel. There are also some agricultural buildings throughout the area as well as the Marie Curie Research Institute.

*Does the parcel contain countryside?*

- D.22.14 The southern areas of the parcel are generally free from development aside from development associated with agriculture. The centre of the parcel is mainly large fields and therefore considered as countryside. The north of the parcel contains some large dwellings but also some fields and woodland.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.22.15 There is a moderate concentration of development at Pains Hill in the form of large dwellings. Despite the substantial size of the properties here, they

are generally well screened from the surrounding countryside and at low density set in large plots. This is also applicable to some of the other buildings in the parcel, such as the Marie Curie Research Institute.

### **Conclusion on Purpose 3**

- D.22.16 The buildings within the area are set in large plots and generally well screened at low density, and therefore they do not encroach upon the countryside. The rest of the area is open countryside. The parcel is therefore considered to generally be effective at safeguarding the countryside from encroachment.

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.22.17 There are no Conservation Areas within or visible from the parcel.

*How would you describe the view from, within, into and out of the conservation area?*

- D.22.18 There are no Conservation Areas within the parcel.

*How does the parcel complement the setting of the conservation area?*

- D.22.19 There are no Conservation Areas within the parcel.

### **Conclusion on Purpose 4**

- D.22.20 There are no Conservation Areas within or adjacent to this parcel so it is not considered to serve this purpose.

### **Conclusion: How effectively does Parcel 021 serve the purposes of the Green Belt?**

- D.22.21 The parcel is separated from any large urban area and so it is not considered to play a strong role in serving the first purpose, and there are also no Conservation Area's here, meaning it cannot serve purpose 4. The north western corner acts as a buffer between Oxted / Hurst Green and Limpsfield Chart but due to the topography and woodland between the two settlements there is no risk at the settlement merging, and therefore it is moderate at serving this purpose. The Green Belt has generally been effective at safeguarding the countryside from encroachment.

## D.23 GBA 022

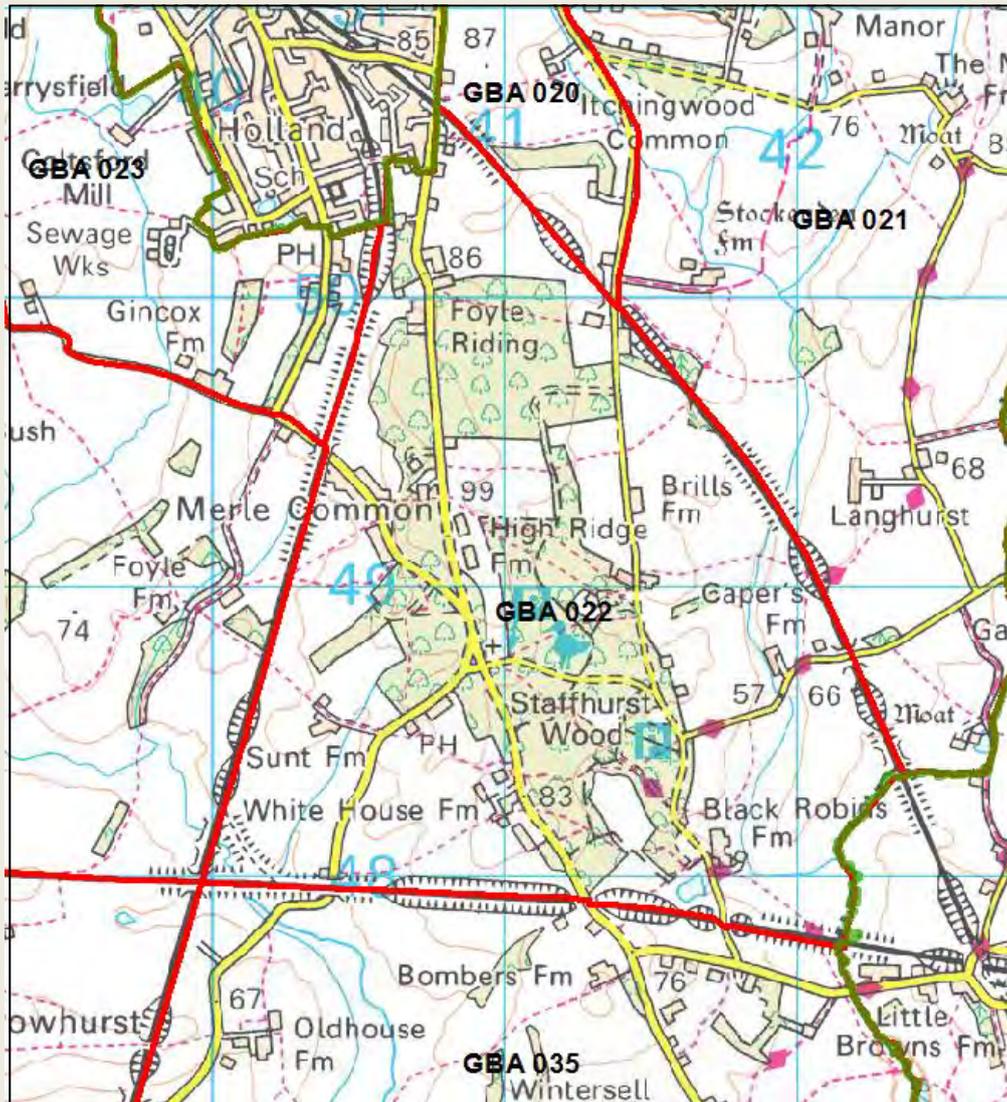


Figure D.23.1 – Map of GBA 022

- D.23.1 Parcel 022 is triangular in shape, stretching south from the urban area of Hurst Green. The remaining boundaries of the parcel are the three railway lines to the west, east and south (although the District / County boundary cuts off a small area between the railways in the south east). The central area is heavily wooded with some scattered dwellings and farms located in clearings. A few small brooks and streams intersect with the open fields and farmland in the remaining areas.



**Figure D.23.2- The Green Belt boundary here follows the boundaries of residential garden land, having been altered in the past to accommodate redevelopment.**



**Figure D.23.3- Open fields and countryside south of Hurst Green. Lines of trees intersect with field boundaries giving a natural screening across the landscape.**

### **Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.23.2 The development in the area contains some isolated dwellings and agricultural buildings. The Green Belt boundary is drawn tight around the confines of Hurst Green.

*Has this changed significantly since the Green Belt was first designated?*

- D.23.3 The Green Belt boundary here has been changed when land was allocated for development in the “wedge” between the two railway lines in the South of the Downs Local Plan 1986. As Hurst Green has expanded southwards between this wedge the boundary has been redrawn around the back gardens of new dwellings.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.23.4 The parcel is slightly connected to Hurst Green to the north.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.23.5 The parcel has a short boundary with the urban area of Oxted/Hurst Green. The boundaries were redrawn in the South of the Downs Local Plan 1986 tight to the residential dwellings and the railway line, which form a definite boundary. However, there are some dwellings adjacent to the urban area, but within the Green Belt: there are only a small amount of dwellings and therefore they're not considered substantial enough as to constitute urban sprawl. The remainder of the parcel is not within proximity to a large built up area.

### **Conclusion on Purpose 1**

- D.23.6 The parcel effectively serves this purpose as development is generally contained within the urban area, although there are a few dwellings outside the urban area, they are small and not substantial to be considered urban sprawl.

### **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

- D.23.7 There are no settlements within the parcel. However, the parcel lies partly between Oxted and Edenbridge, along with adjacent parcel 021 and Green Belt land in Sevenoaks.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.23.8 The size of the gap between Oxted and Edenbridge is so large that a reduction in it would not compromise the separation of the settlements.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.23.9 Due to the considerable distance between them and further separation from physical features including woodland and the railway lines, it is not considered that these settlements are at risk of merging.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.23.10 The settlements of Oxted and Edenbridge are such a considerable distance from each other that you cannot see the other settlement on the ground from either settlement.

### **Conclusion on Purpose 2**

- D.23.11 As the settlements of Edenbridge and Oxted are such a considerable distance from each other, and either side of the parcel, the Green Belt in this parcel is therefore not considered to serve this purpose.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.23.12 The parcel is bordered on three sides by railway lines. There are large woodlands in the parcel and a number of agricultural buildings. There are a few isolated dwellings mainly along Merle Common Road.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.23.13 There are some isolated farm buildings and dwellings present; the largest concentration is at Merle Common along the western boundary of the parcel.

*Does the parcel contain countryside?*

- D.23.14 The parcel is generally open countryside – fields, farmland and woodland free from development.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.23.15 There are a few dwellings within the parcel. However they are of low density and scattered throughout the parcel. They are also slightly screened by trees and topography of the area.

### **Conclusion on Purpose 3**

- D.23.16 The parcel is considered to effectively serve this purpose due to the general absence of development. The development in the area is of low density and generally well screened from the countryside.

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.23.17 There are no Conservation Areas within or visible from the parcel.

*How would you describe the view from, within, into and out of the conservation area?*

- D.23.18 There are no Conservation Areas within the parcel.

*How does the parcel complement the setting of the conservation area?*

- D.23.19 There are no Conservation Areas within the parcel.

### **Conclusion on Purpose 4**

- D.23.20 There are no Conservation Areas within or adjacent to this parcel so it is not considered to serve this purpose.

### **Conclusion: How effectively does Parcel 022 serve the purposes of the Green Belt?**

- D.23.21 The parcel only has a short boundary with the urban area, but development is mostly contained within it. However the boundary in this part of the District has been altered through the South of the Downs Local Plan 1986 and has been drawn tight to the residential dwellings and the railway line. There are no Conservation Areas here, neither is there the risk of coalescence with other settlements. The parcel has generally been effective at safeguarding the countryside from encroachment.

## D.24 GBA 023

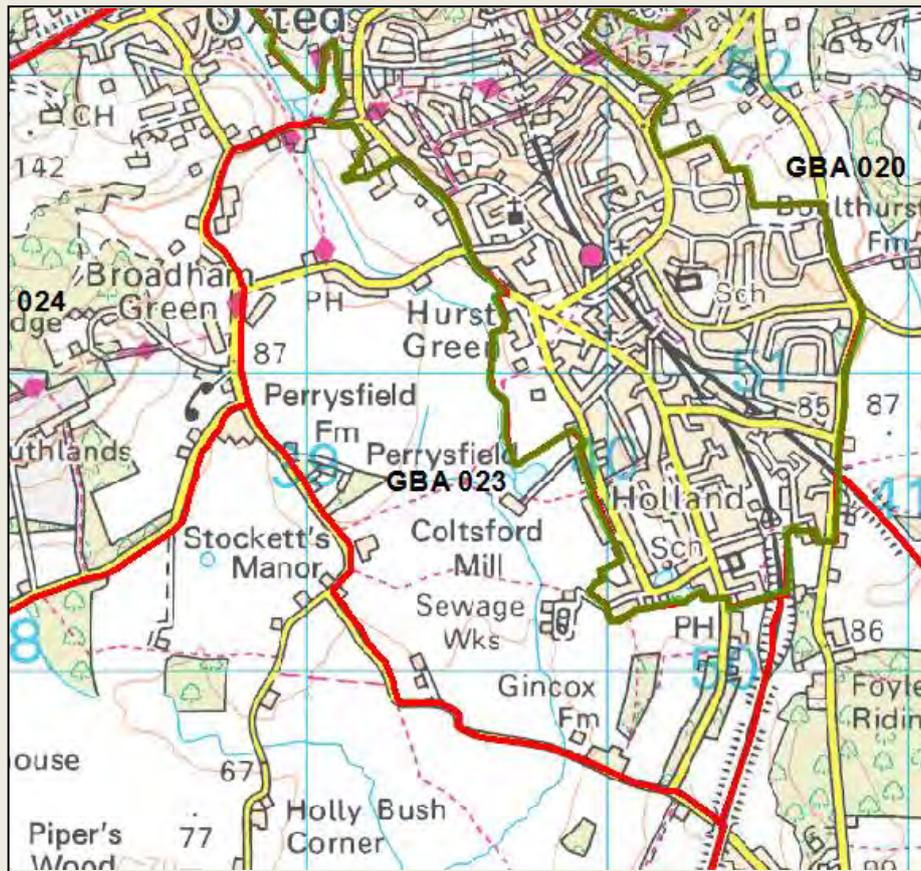


Figure D.24.1 – Map of GBA 023

- D.24.1 GBA 023 is located adjacent to the urban area of Oxted/Hurst Green. The area is mostly open countryside and farmland. Part of the Broadham Green and Spring Lane Conservation Area is located in the north. The parcel stretches south of Hurst Green to the railway line; there are some small copses and wooded areas here. In addition, there is a recreation ground and a sports facility.. A small fishing pond is found west of Hurst Green, south of another recreation ground that is inset from the Green Belt. Some small tributaries and brooks cut across the fields here, and a large sewage treatment plant is in the south of the parcel.



**Figure D.24.2 - The recreation ground south of Hurst Green is an example of a leisure use in the Green Belt.**



**Figure D.24.3 - Open countryside in the south of the Parcel.**



**Figure D.24.4 - Fields and sporadic tree cover in the centre of the parcel west of Hurst Green recreation ground**



**Figure D.24.5 - The edge of the urban area south of Hurst Green from adjacent field.**

### **Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.24.2 There is very little development outside of the urban area of Oxted and Hurst Green in this parcel, except for a few isolated farm buildings and dwellings.

*Has this changed significantly since the Green Belt was first designated?*

- D.24.3 Whilst in 1959 it was proposed to designate the rural area surrounding Hurst Green as Green Belt, it was not actually until 1986 that the Green Belt boundaries came up to all of the built up area of Hurst Green. The 1986 allocation of Red Lane was the major post Green Belt designation development in Hurst Green, eventually built out in the middle of the 2000s. Appendix A shows there have been no changes to the Oxted boundaries through development plans.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.24.4 The parcel is adjacent to the large built up area of Oxted / Hurst Green.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.24.5 The boundary around Oxted / Hurst Green is tightly drawn around the residential dwellings and other built form in the settlement.

### **Conclusion on Purpose 1**

- D.24.6 The bulk of development in this area is contained within the urban boundary, therefore the parcel is considered to serve this purpose effectively.

### **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

- D.24.7 There are no settlements within the parcel but the parcel is adjacent to the urban settlement of Oxted / Hurst Green. Old Oxted is nearly adjacent to the parcel to the north.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.24.8. Even though Old Oxted and Oxted have merged, there is a gap between the settlements in relation to this parcel, in conjunction with GBA 024. The

two settlements are different in character and a reduction in the gap provided by the northern part of this parcel could compromise the separation of these settlements. However, as there are a large amount of tall trees and the Green Belt in GBA 024 between the two settlements, they would not visually merge.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

D.24.9 The parcel is a buffer between Oxted and Old Oxted, although it is noted that these settlements have already merged.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

D.24.10 From the edge of Oxted and particularly Spring Lane, you cannot see Old Oxted and vice versa from Old Oxted to Oxted. This is because of the tall trees that screen both settlements.

### **Conclusion on Purpose 2**

D.24.11 The northern section of the parcel is in close proximity to Old Oxted and the parcel is adjacent to the built up area of Oxted / Hurst Green. As such, a reduction in the gap between the settlements could cause them to merge. However, due to the tall trees in the parcel that screen both settlements, they are unlikely to visually coalesce. As such, this parcel is generally effective at serving this purpose.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

D.24.12 The area has some isolated dwellings within it, a sewerage works and some scattered woodland. There a number of large fields in the parcel and the River Eden runs through it.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

D.24.13 There are some isolated dwellings and agricultural buildings within the parcel. A large sewage treatment plant is present, south of Hurst Green.

*Does the parcel contain countryside?*

D.24.14 The parcel is predominantly open countryside. The central areas of countryside are particular open – farmland and fields free from development.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.24.15 The size and scale of development within the parcel varies from some small isolated buildings to a sewage treatment works. However, most of the buildings, including the sewerage works are well screened by foliage. As such the area still has a rural countryside appearance and character.

### **Conclusion on Purpose 3**

- D.24.16 The buildings in the parcel are well screened by foliage and as such do not encroach into the countryside. The rest of the parcel is generally free from development and consists of open countryside. Therefore the parcel is moderate at serving this purpose.

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.24.17 Part of the Broadham Green Conservation Area is located in the northern area of the parcel.

*How would you describe the view from, within, into and out of the conservation area?*

- D.24.18 The Conservation Area can be seen from the surrounding fields, and views from the Conservation Area are of the open countryside in this parcel.

*How does the parcel complement the setting of the conservation area?*

- D.24.19 The setting of the Conservation Area is among open countryside – fields and farmland generally free from surrounding development, which is provided by this parcel. As such, this area has been identified as an area for further investigation to understand its importance to the setting of the Conservation Area (this area is labelled 022 on the map in Appendix F).

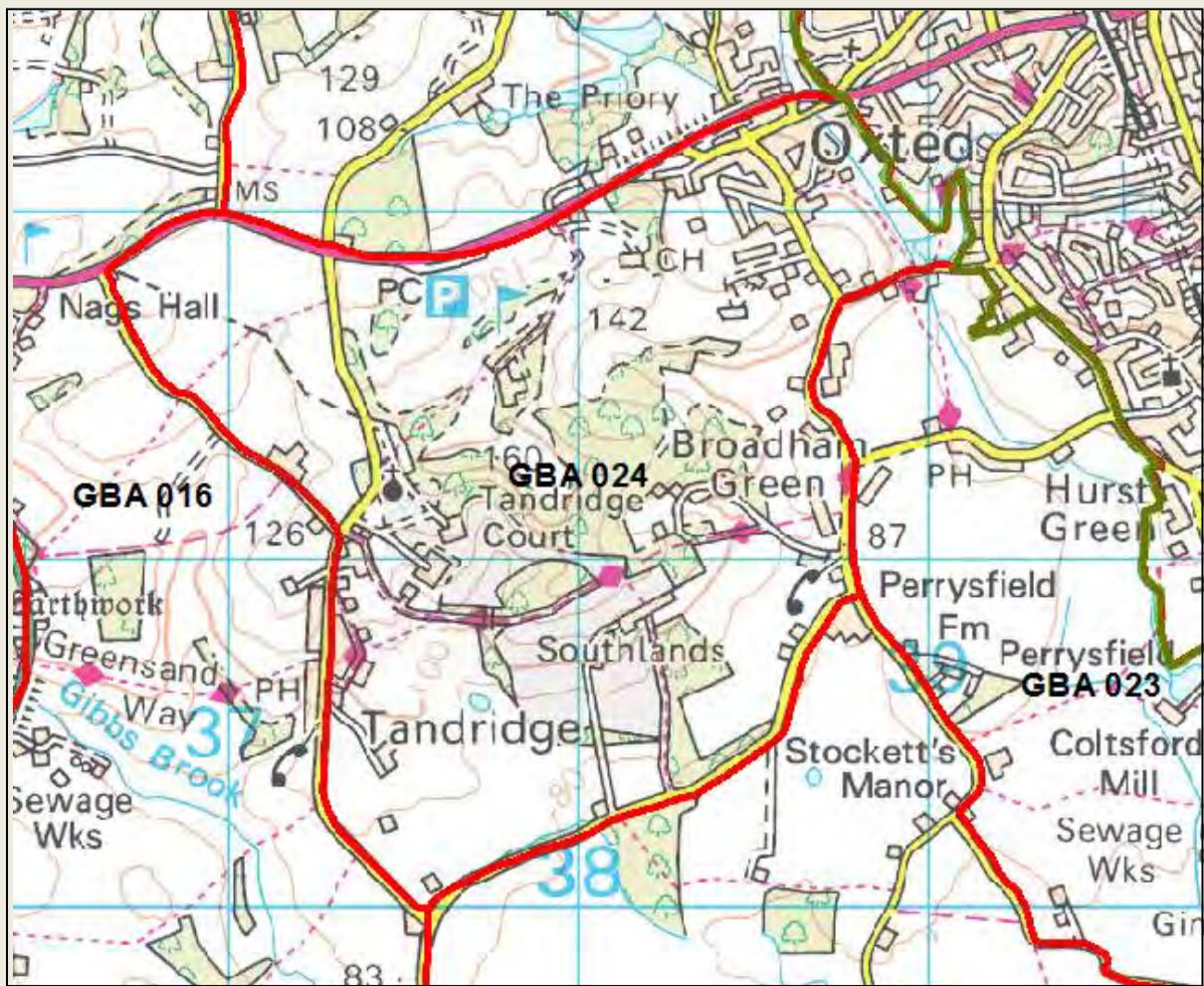
### **Conclusion on Purpose 4**

- D.24.20 The Green Belt in this parcel plays an effective role in preserving the open setting of the part of the Conservation Area that sits within it, and without this protection it could be lost, especially given the proximity to Oxted. As such, this area has been identified as an area for further investigation to understand its importance to the setting of the Conservation Area (this area is labelled 022 on the map in Appendix F).

**Conclusion: How effectively does Parcel 024 serve the purposes of the Green Belt?**

D.24.21 The parcel is adjacent to the urban area of Oxted, and has been effective at containing urban sprawl within the boundary of the urban area. There is a small risk that Old Oxted and Oxted could merge further as the northern part of the parcel provides a buffer between the settlements. However, the tree cover in the area is unlikely to allow the settlements to coalesce. The parcel has also been effective at safeguarding the countryside from encroachment and plays an effective role in preserving the setting of the Conservation Area. As such, this area has been identified as an area for further investigation to understand its importance to the setting of the Conservation Area (this area is labelled 022 on the map in Appendix F).

**D.25 GBA 024**



**Figure D.25.1 – Map of GBA 024**

D.25.1 Parcel 024 is located west of Oxted. The parcel contains the defined village of Old Oxted, the original historic core of the town. The central area of the

parcel at Beechwood Hill is covered by woodland; Tandridge Golf Course, established in 1924 is located in this parcel off the A25. The south of the parcel is open countryside; to the west is the small village of Tandridge.



**Figure D.25.2 - King George's playing field, a recreation ground west of Old Oxted in the Green Belt.**



**Figure D.25.3 - Open countryside stretching for miles. Photo taken south of Round Wood, east of Tandridge Village.**



**Figure D.25.4 - The dwellings left of centre are within the Conservation Area; those on the right are not. The Surrey Hills AONB is visible in the far distance.**

**Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

D.25.2 The development in the parcel is mainly in relation the settlements of Old Oxted and Tandridge. There are some isolated dwellings and farm buildings throughout the area. But these are of low density and fairly well screened by the woodland in the area.

*Has this changed significantly since the Green Belt was first designated?*

D.25.3 The boundary for the settlement of Oxted has remained the same in this parcel. Old Oxted was inset from the Green Belt until the 1986 South of the Downs Plan put it back into the Green Belt, in order to preserve its character. It has been infilled and some development occurred at Neb Lane. Tandridge has been infilled but has not changed dramatically.

*Is any area of the parcel physically connected to a built up area/settlement?*

D.25.4 The parcel is adjacent to the large built up area of Oxted and contains the settlement of Old Oxted in the north. The parcel also contains the settlement of Tandridge to the west.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses,*

*etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.25.5 The Green Belt boundary for Oxted in the parcel runs along the rear of residential properties and there is no advancement of development beyond the boundary. The boundary of Old Oxted is made up of residential dwellings, although some of the boundary features long back gardens. The boundary of Old Oxted is made up of residential dwellings but the settlement is washed over by the Green Belt. The area of Tandridge settlement that is within the parcel is defined by the residential dwellings that run tightly along Tandridge Road.

### **Conclusion on Purpose 1**

- D.25.6 The changes and the development in this area have been planned and form part of the settlements of Old Oxted and Tandridge. The few isolated dwellings and buildings are of low density and well screened as to not constitute urban sprawl. As such, the parcel is considered to serve this purpose effectively.

### **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

- D.25.7 Old Oxted is in the north of the parcel. Tandridge is in the west of the parcel and the built up area of Oxted is to the east of the parcel.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.25.8. Even though Old Oxted and Oxted have merged, there is a gap between the settlements in relation to this parcel, in conjunction GBA 023. The two settlements are different in character and a reduction in the gap provided by the eastern part of this parcel could compromise the separation of these settlements. However, as there are a large amount of tall trees and the Green Belt in GBA 023 between the two settlements, they would not visually merge.

- D.25.9 Tandridge is a fair distance away that a reduction in the gap between Tandridge and Old Oxted / Oxted would not compromise the separation of the settlements.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.25.10 As Old Oxted and Oxted have merged, the parcel does not act as buffer between the settlements. The village of Tandridge is also within this parcel but is some distance away from Old Oxted and Oxted, and separated further by woodland and topography.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.25.11 From the edge of Oxted and particularly Spring Lane, you cannot see Old Oxted and vice versa from Old Oxted to Oxted. This is because of the tall trees that screen both settlements. Tandridge is a considerable distance away and is also separated from Old Oxted / Oxted by the topography and woodland between them.

### **Conclusion on Purpose**

- D.25.12 It is unlikely that there would ever be a risk of merging between Tandridge and Old Oxted / Oxted as they are a fair distance from each other. Whilst Old Oxted and Oxted could merge further, the tall trees between the settlements would prevent coalescence. The parcel is considered to play a moderate role in serving this purpose.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.25.13 The parcel contains the settlements of Tandridge and Old Oxted. There is a golf course within the parcel, some woodland and large open fields. There are a few farms, some recreational spaces and the River Eden runs north to south on the east of the parcel.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.25.14 There are some isolated dwellings scattered throughout the parcel, some farm buildings and some ancillary buildings to the recreation spaces. The settlement of Tandridge and Old Oxted are also located in the parcel.

*Does the parcel contain countryside?*

- D.25.15 Apart from the settlements of Tandridge and Old Oxted, the parcel is generally free from development and is woodland or open fields. Due to the amount of built form at Old Oxted, it cannot be considered countryside. However, Tandridge is very rural in character, a small settlement which runs tightly along one road.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.25.16 Whilst it is recognised that GBA 017 had a small part of Old Oxted within it and was not encroaching on the countryside, the majority of the built form of Old Oxted is within this parcel. The concentration of the development and scale of it means that the area is not viewed as countryside. It is more

visible as there is less screening for the part of Old Oxted within the parcel than the part of the north of the A25. For this reason, it has been identified as an area for further investigation (this is labelled 023 on the map in Appendix F). The rest of the development in the area is of low density, isolated and well screened.

### Conclusion on Purpose 3

- D.25.17 The majority of the area is countryside, being woodland or open fields. Some isolated dwellings are within the parcel but are low density and well screened. However Old Oxted still represents a concentration of development within the Green Belt that reduces openness, and therefore has been identified as an area for further investigation (this is labelled 023 on the map in Appendix F). Overall, however, the Green Belt here is considered to generally serve this purpose effectively.

### Purpose 4: to preserve the setting and special character of historic towns

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.25.18 The settlement contains two Conservation Areas, Old Oxted and part of the Broadham Green and Spring Lane Conservation Area.

How would you describe the view from, within, into and out of the conservation area?

- D.25.19 From the Conservation Area you can view development within Old Oxted. Additional development is also present beyond the A25 (albeit below the road level, and so partially out of view from the Conservation Area). Further south, the Green Belt opens into countryside and woodland.

- D.25.20 Views to and from the Broadham Green and Spring Conservation Area are of open countryside.

*How does the parcel complement the setting of the conservation area?*

- D.25.21 Old Oxted is situated on a hill that rises in part above the A25 to the north. The Conservation Area stops at the A25, extending southwards, covering the High Street and historic core of the settlement. Development in Oxted is directly adjacent to the Conservation Area and forms part of the setting of it. Surrounding the historic core to the west and south there are also a number of dwellings excluded from the Conservation Area. As the Conservation Area is already almost completely surrounded by development it is not considered that the Green Belt has a direct relationship with preserving its setting and special character.

D.25.22 However, the second Conservation Area to the south at Broadham Green and Spring Lane is set in open countryside in the Green Belt. It is one of the largest Conservation Areas in the District, extending south from Oxted Mill, into adjacent parcel 023, back into 024 then ending at Perrysfield Farm in parcel 025. It is considered that the Green Belt in all three parcels plays a critical role in preserving its setting due to it being located in open countryside free from surrounding development. The Green Belt is particularly important here because of the close proximity to Oxted. As such, this area has been identified as an area for further investigation to understand its importance to the setting of the Conservation Area (this area is labelled 022 on the map in Appendix F).

#### **Conclusion on Purpose 4**

D.25.23 The Green Belt over the Conservation Area of Old Oxted does little to complement its setting as it is surrounded by built form. However, the Green Belt over Broadham Green and Spring Lane complements its setting and provides views of open countryside. As such, this area has been identified as an area for further investigation to understand its importance to the setting of the Conservation Area (this area is labelled 022 on the map in Appendix F).

#### **Conclusion: How effectively does Parcel 024 serve the purposes of the Green Belt?**

D.25.24 The development within the parcel at the settlements of Tandridge and Old Oxted has been planned. The rest of the development in the parcel is of low density and well screened as such to not constitute urban sprawl, so the parcel is effective at meeting this purpose. The parcel plays a critical role in serving purpose 4 by preserving the setting of the Broadham Green and Spring Lane Conservation Area. As such, this area has been identified as an area for further investigation to understand its importance to the setting of the Conservation Area (this area is labelled 022 on the map in Appendix F). It is recognised that the Old Oxted Conservation Area is located amongst more recent development however, so the Green Belt does not play such a strong role in preserving its setting.

D.25.25 The parcel does not prevent Tandridge and Old Oxted from merging due to the distance between them, but it does serve a purpose in preventing Old Oxted and Oxted merging further, although this is slightly prevented due to the tall trees located between the settlements in this parcel. The majority of the area is countryside. However, Old Oxted is a concentration of development that is viewable and not countryside. As such, this area has been identified as an area for further investigation (this area is labelled 023 on the map in Appendix F).

## D.26 GBA 025

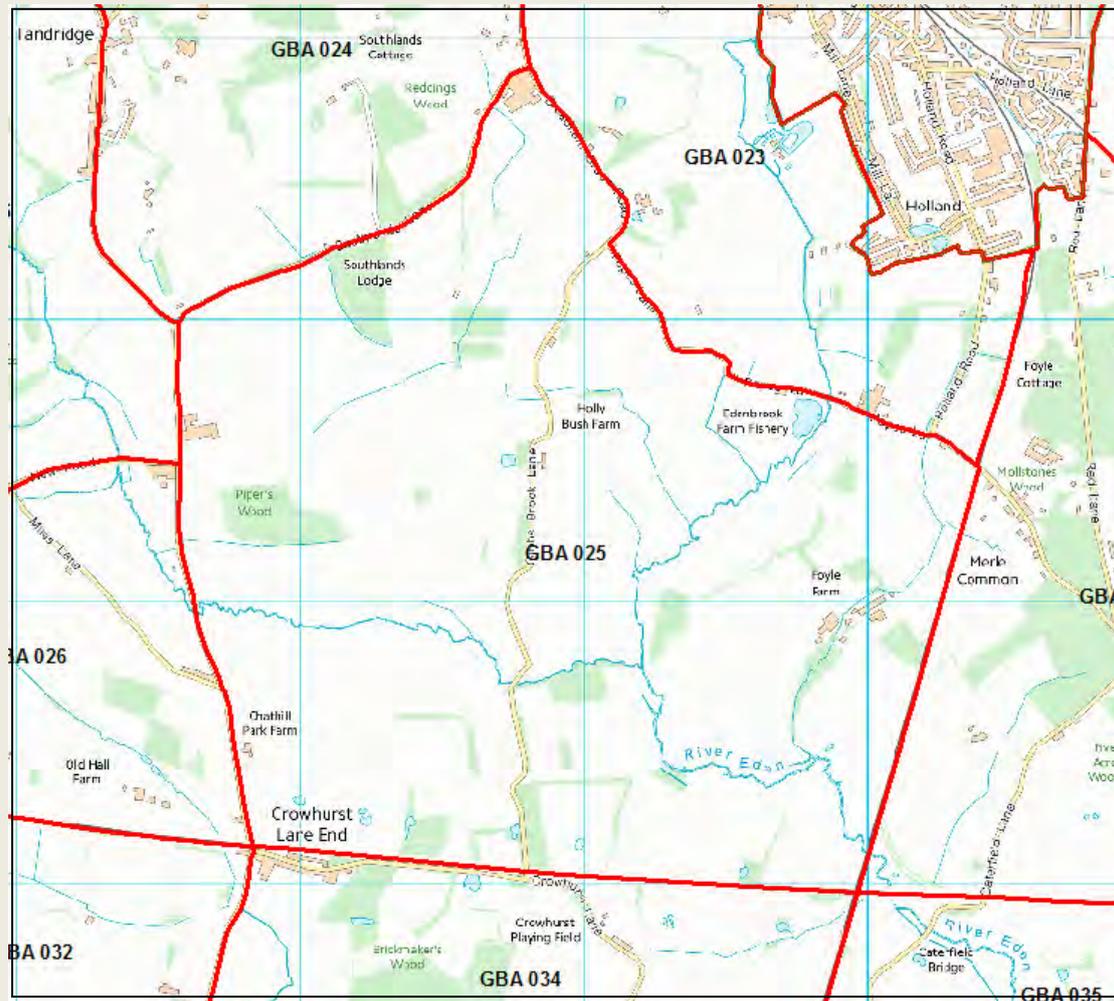


Figure D.26.1 – Map of GBA 025

D.26.1 GBA 025 is located south west of Oxted, below parcels 024 and 023. The parcel sits north of the railway line that runs west towards South Godstone. Almost the entire parcel is open fields and countryside. There are small amounts of isolated dwellings scattered throughout the parcel and a few farm buildings, but largely the area is almost entirely devoid of built form. A number of wooded copses are dotted throughout that serve to break up lines of sight across the fields. Public footpaths and small streams also run through the parcel. The area is also very flat, which has likely given rise to its predominant use for farming and agriculture.



**Figure D.26.2 - Looking South from Southlands Lane. Rapeseed farming is common in this parcel in the summer.**



**Figure D.26.3 - Looking east from the fields adjacent to Gibbs Brook Lane. Agricultural farming is the predominate use of the land in this parcel.**



**Figure D.26.4 - Looking north from fields to the west of Gibbs Brook Lane. Note again widespread farming of Rapeseed and scarcity of any built form. The Surrey Hills rise above the landscape in the far distance, in contrast to the general flatness of the topography in this parcel.**

**Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.26.2 There are some agricultural buildings and some isolated dwellings within the parcel.

*Has this changed significantly since the Green Belt was first designated?*

- D.26.3 The historic assessment (detailed in Appendix A) does not identify any changes within this parcel. However, the historic assessment focused on settlements and therefore did not consider changes to individual farm buildings that were detached from the settlement. Although Crowhurst Lane End is not within the parcel, it has not changed since the Green Belt was designated.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.26.4 The parcel is adjacent to Crowhurst Lane End in the south west corner. However a railway separates the land in the parcel from Crowhurst Lane End.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses,*

*etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.26.5 Crowhurst Lane End is separated from the parcel by a definitive boundary; a railway line. There is no development in the parcel from Crowhurst Lane End or any other settlement for that matter.

### **Conclusion on Purpose 1**

- D.26.6 Sprawl is defined in the methodology as the advancement of development beyond a settlement boundary and therefore, as there is no development from a settlement, it is not considered to serve this purpose.

### **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

- D.26.7 There are no settlements within the parcel. Crowhurst Lane End is adjacent to the settlement in the south west.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.26.8. Roads, streams and woodland are in the gap between Hurst Green and Crowhurst Lane End / South Godstone, providing physical and visual barriers to coalescence. A reduction in this gap would not compromise the separation of these settlements, especially as they are considerable distance from each other.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.26.9 The northern areas of the parcel partially sit between South Godstone and Hurst Green, in conjunction with parcel GBA 023 to the north east and parcel 026 to the south west. Although these parcels all play a role in maintaining separation between Oxted / Hurst Green and South Godstone, because of the considerable distance between them it is unlikely that these two settlements would ever merge. This is also applicable to Crowhurst Lane End and Hurst Green.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.26.10 Although the parcel is relatively flat, the foliage in the area and the distance between the settlements (Hurst Green with Crowhurst Lane End and South Godstone) means you cannot see any neighbouring settlements on the ground. From most of the parcel neither settlement is visible save for a few points on the boundaries that are closest to them.

## Conclusion on Purpose 2

- D.26.11 Overall the settlements of Hurst Green with South Godstone and Crowhurst Lane End are such a considerable distance away, that there is no risk that they would merge. Therefore this parcel is not considered to play a role in maintaining the separation of neighbouring towns.

## Purpose 3: to assist in safeguarding the countryside from encroachment

*What are the characteristics and features of the area?*

- D.26.12 The parcel contains very little built form, except for a scattering of agricultural buildings and farmhouses, and a few isolated dwellings

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.26.13 Where there is development, it is often for agricultural purposes apart from a scattering of isolated dwellings.

*Does the parcel contain countryside?*

- D.26.14 Nearly the entire parcel is free from development and considered countryside.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.26.15 The small numbers of isolated dwellings are few in nature and limited in size. The agricultural buildings are large in scale but are isolated and their use is associated with the countryside.

## Conclusion on Purpose 3

- D.26.16 There is so little development within the parcel that is it nearly entirely countryside. As such, this parcel has a strong role in safeguarding the countryside from encroachment.

## Purpose 4: to preserve the setting and special character of historic towns

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.26.17 The very northern area of the parcel contains part of the Broadham Green and Spring Lane Conservation Area that extends north beyond the parcel's boundary into Old Oxted.

*How would you describe the view from, within, into and out of the conservation area?*

- D.26.18 The views to and from the Conservation Area are of open countryside and historic buildings within a rural setting.

*How does the parcel complement the setting of the conservation area?*

- D.26.19 Although the part of the Broadham Green and Spring Lane Conservation Area within GBA 025 is small, it contains much of the surrounding countryside that gives the Conservation Area its southerly setting. As such, this area has been identified as an area for further investigation to understand its importance to the setting of the Conservation Area (this area is labelled 022 on the map in Appendix F).

#### **Conclusion on Purpose 4**

- D.26.20 As the parcel is comprised of countryside, which assists the rural setting of the Conservation Area, the parcel is effective at preserving the setting and special character of the Conservation Area. As such, this area has been identified as an area for further investigation to understand its importance to the setting of the Conservation Area (this area is labelled 022 on the map in Appendix F).

#### **Conclusion: How effectively does Parcel 025 serve the purposes of the Green Belt?**

- D.26.21 As the parcel is almost entirely open countryside, surrounded by parcels that also contain predominantly open countryside, it cannot play a direct role in limiting urban sprawl. Even though the settlement of Crowhurst Lane End is adjacent to the parcel in the south west, the defensive boundary of the railway line means no development has crept into the parcel. Neither can the parcel serve the purpose of preventing neighbouring towns merging as it does not act as buffer between settlements. However, the almost total lack of built form means the parcel has a strong role in assisting in safeguarding the countryside from encroachment. Additionally, it also has an effective role in preserving the wider setting of a Conservation Area in the north. As such, this area has been identified as an area for further investigation to understand its importance to the setting of the Conservation Area (this area is labelled 022 on the map in Appendix F).

## D.27 GBA 026

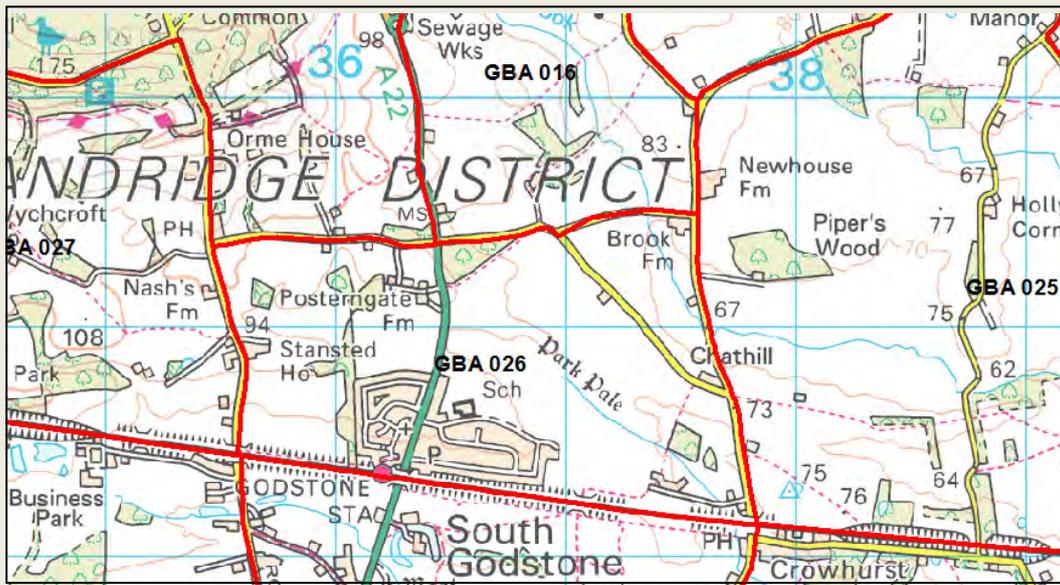


Figure D.27.1 – Map of GBA 026

D.27.1 Parcel 026 is located in the centre of the District, and contains the settlement of South Godstone. The area is hilly, sloping southwards around Posterngate Farm before rising again into South Godstone. There are some small copses and wooded areas scattered amongst the fields and farmland that surrounds the town. The settlement itself is small but reasonably densely populated; it also has a Primary School, recreation facilities, a petrol station and other shops and a train station. Woodland screens the settlement from the west. The railway line sits on a raised bank to the south and is a prominent landscape feature, creating a clear defined boundary and separating the settlement from the countryside beyond.



Figure D.27.2 - Open countryside north of South Godstone. Outside of the settlement the parcel is predominantly fields and farmland.



**Figure D.27.3 - Dwellings in South Godstone. The settlement is more typical of a semi-urban urban area.**



**Figure D.27.4 – Some more dwellings within South Godstone, which is a settlement washed over the Green Belt.**



**Figure D.27.5 - The railway line almost completely screens the settlement from the outlying fields south.**

**Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.27.2 The built up area of South Godstone is located within the parcel. It is a semi-urban settlement although it is washed over by the Green Belt. The other buildings in the parcel are mainly agricultural.

*Has this changed significantly since the Green Belt was first designated?*

- D.27.3 The settlement boundaries around South Godstone have remained relatively similar since the South of the Downs Local Plan 1986. However, the settlement itself has been infilled over the years creating a change in the character of the settlement to a more semi-urban settlement than a rural one. Crowhurst Lane End has not really changed since the designation of the Green Belt.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.27.4 The parcel contains the settlement of South Godstone. Crowhurst Lane End is to the south east of the parcel but defined by the railway line and Tandridge Lane.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses,*

*etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.27.5 The boundaries of South Godstone are clearly defined and distinct from the surrounding countryside. The railway line to the south is a strong physical boundary between the settlement and the countryside. The rest of the boundaries are tightly drawn around the residential dwellings in the settlement. The western edge of the settlement is further strengthened by the woodland that abuts the residential dwellings.

### **Conclusion on Purpose 1**

- D.27.6 The settlement boundaries around South Godstone have remained the same since they were drawn in the South of the Downs Local Plan 1986. The settlement has undergone some substantial infilling which has changed the character of the settlement. However, the settlement boundaries are tightly drawn around the existing residential dwellings and abut the railway line. The parcel is therefore effective at preventing sprawl.

### **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

- D.27.7 South Godstone is within the parcel. The very small settlement of Crowhurst Lane End is adjacent to the parcel to the south east. The settlement of Blindley Heath is the next closest reasonable size settlement to South Godstone.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.27.8. South Godstone and Crowhurst Lane End are fairly close to each other. However, a reduction in the gap between these settlements would not compromise these settlements as the railway line and the tree lined fields provide a suitable buffer. There is a considerable distance between South Godstone and Blindley Heath; a reduction in the gap between the settlements would not compromise their separation.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.27.9 The parcel acts as a buffer between South Godstone and Crowhurst Lane End. However, the railway line and its surrounding land form provide a more suitable buffer than the parcel on its own.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.27.10 The railway line and elevated land form, as well as the tree lined fields screen Crowhurst Lane End and South Godstone from each other. South Godstone and Blindley Heath are a considerable distance away from each other, meaning you are not able to see each settlement from the other.

### **Conclusion on Purpose 2**

- D.27.11 The tree-lined fields and railway line prevent South Godstone and Crowhurst Lane End from merging. The distance between South Godstone and Blindley Heath to the south is considerable. This parcel is therefore considered to play a minor role in serving this purpose.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.27.12 The majority of the area is covered by South Godstone. The rest of the parcel is generally free from development. A railway line runs to the south of the area and the A22 cuts through South Godstone and the parcel.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.27.13 The majority of the development is residential. There are some commercial and community facilities associated with the settlement in the parcel. There are a few agricultural buildings in the remainder of the parcel.

*Does the parcel contain countryside?*

- D.27.14 The settlement of South Godstone consists of a significant concentration of development within the Green Belt. It is noted that a proportion of development at South Godstone occurred before it was washed over by Green Belt in 1974 through the Surrey Development Plan; however, the settlement has continued to expand through various allocations within the defined boundary and therefore cannot be considered countryside. The remaining parts of the parcel are open fields, agricultural use and woodland, so are considered countryside.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.27.15 Although the settlement is clearly distinct from the open countryside surrounding it (and almost completely screened from the south by tree cover and the railway line), it remains a substantial concentration of development in the Green Belt and the surrounding countryside. As such

the settlement has been identified as an area for further investigation (this area is labelled 024 on the map in Appendix F).

### **Conclusion on Purpose 3**

- D.27.16 The settlement of South Godstone is a substantial amount of development that has grown over the years; it is not considered countryside and as such this has been identified as an area for further investigation (this area is labelled 024 on the map in Appendix F). The rest of the area is relatively free from development and therefore serves this purpose.

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.27.17 There are no Conservation Areas within or visible from the parcel.

*How would you describe the view from, within, into and out of the conservation area?*

- D.27.18 There are no Conservation Areas within the parcel.

*How does the parcel complement the setting of the conservation area?*

- D.27.19 There are no Conservation Areas within the parcel.

### **Conclusion on Purpose 4**

- D.27.20 There are no Conservation Areas within or adjacent to this parcel so it is not considered to serve this purpose.

### **Conclusion: How effectively does Parcel 026 serve the purposes of the Green Belt?**

- D.27.21 The railway provides a definitive boundary to South Godstone, as does the residential dwellings that the settlement boundary is drawn around, and as there is no development outside these boundaries the parcel has prevented urban sprawl. There is also no risk of merging settlements in this part of the Green Belt due to the railway line and tree lined fields, which separate Crowhurst Lane End and South Godstone. There is Conservation Areas to preserve. The parcel however has not safeguarded the countryside from encroachment, as the settlement of South Godstone has expanded over the years and become more urban. As such, this area has been identified as an area for further investigation (this area is labelled 024 on the map in Appendix F).

## D.28 GBA 027

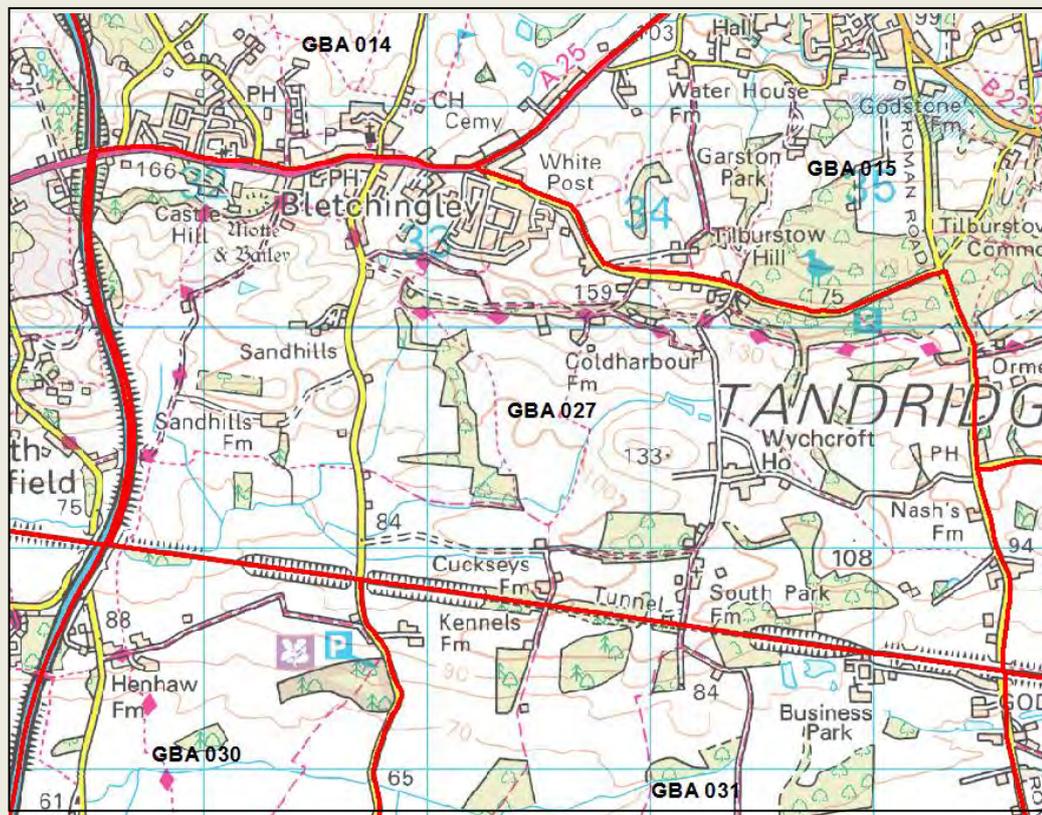


Figure D.28.1 – Map of GBA 027

- D.28.1 GBA 027 is located south of Bletchingley. It borders the railway line to the south, and the M23 to the west. The parcel is predominately open countryside, although there is a concentration of development within the settlement of Bletchingley in the northern area of the parcel. This northern area sits at a raised elevation compared with the countryside to the south, with the footpaths that lead out of Bletchingley offering impressive long views across the countryside and beyond the District. Woodland is scattered through this area breaking up the fields and grasslands; there are also a small number of isolated dwellings and farm buildings present throughout this area.



**Figure D.28.2 - Open countryside south of Bletchingley. There are clear views here as far south as Gatwick Airport.**



**Figure D.28.3 - Housing at Rabies Heath Road. The estate sits on a raised elevation and is screened from the south, but prominent from the north in the adjacent parcel.**



**Figure D.28.4 - Bletchingley Conservation Area can be viewed from the west.**



**Figure D.28.5 – Bletchingley and part of the Conservation Area from the countryside near the pond on Outwood Lane.**

## Purpose 1: to check the unrestricted sprawl of large built-up areas

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.28.2 The parcel is predominately fields and farmland, although there is a concentration of development within the settlement of Bletchingley in the northern area of the parcel. There are also a small number of isolated dwellings and farm buildings present throughout this area. The two separate parts of Bletchingley are located within the parcel, although some of Bletchingley is located in the adjacent parcel (GBA 014) too.

*Has this changed significantly since the Green Belt was first designated?*

- D.28.3 The settlement boundaries (although washed over by Green Belt) were split in two so that the settlement had two distinct areas in the Core Strategy 2008. This meant that the green space opposite to the playing field associated with St Catherine's School was removed from the settlement boundary entirely. The golf course to the south of the parcel was a quarry that was converted in the 1990s. It also appears that there were more sand / gravel excavation sites near Bletchingley that have been remediated after the Green Belt designation.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.28.4 The parcel contains the two separate parts of the settlement of Bletchingley. South Nutfield is in the adjacent parcel GBA 028, and South Godstone is in the adjacent parcel GBA 026.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.28.5 Bletchingley and South Nutfield are separated by the M23. Bletchingley and South Godstone are separated by Tilburstow Hill Road. The settlement boundary of Bletchingley is drawn tightly around the residential dwellings and removes any open spaces such as the playing fields and the allotments. However, the area is washed over by Green Belt.

## Conclusion on Purpose 1

- D.28.6 The settlement of Bletchingley sits within the parcel and is generally well contained and screened by natural features, especially since the settlement was separated and given two boundaries in the Core Strategy 2008. Although there are a few instances of development stretching north beyond the settlement boundary, these constitute only a small number of isolated

dwellings with no definitive continuous pattern of development. There is no significant concentration of development beyond the boundary to constitute urban sprawl. Whilst there have been some changes to the parcel such as restoration of quarries, this has turned the land to open fields rather than development. The parcel is therefore considered to be moderately effective at serving this purpose.

## **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

- D.28.7 The parcel contains the two separate parts of the settlement of Bletchingley. South Nutfield is in the adjacent parcel GBA 028, and South Godstone is in the adjacent parcel GBA 026.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.28.8. Bletchingley and South Nutfield are separated by the M23 and this is aided by the trees and topography of the area. South Godstone and Bletchingley are a considerable distance away, along with a number of tree-lined fields and rolling hillsides to separate the two.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.28.9 The parcel along with GBA 028, act as a buffer between Bletchingley and South Nutfield. However, the M23, wooded areas and topography means there is no risk of the settlement merging. The parcel in conjunction with GBA026 acts as buffer between South Godstone and Bletchingley. The settlements are a considerable distance way and are further separated by the wooded areas and topography.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.28.10 The wooded areas and topography separate Bletchingley from both South Godstone in the east and South Nutfield in the west. South Nutfield is further separated from Bletchingley by the M23 and South Godstone is a considerable distance away.

## **Conclusion on Purpose 2**

- D.28.11 To the west is South Nutfield, however, given that the M23 runs between the two settlements between a steep valley surrounded by woodland, it is unlikely that they would ever merge because of the physical landscape features. To the west South Godstone is located along the A22. It is considered that as the two settlements are a considerable distance away,

the Green Belt here, in conjunction with the Green Belt in parcel 026, plays a minor role in serving this purpose.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.28.12 The settlement of Bletchingley is within the parcel and is a significant concentration of development within the Green Belt. There are isolated farm buildings and dwellings throughout the parcel. The M23 forms the western boundary of the parcel, a railway forms the southern boundary and the A25 forms the northern boundary.

What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.

- D.28.13 The area contains the settlement of Bletchingley, which is a large concentration of development, including residential, commercial and community facilities. The rest of the area is mainly agricultural use.

*Does the parcel contain countryside?*

- D.28.14 The parcel is generally open countryside free from development. However, the settlement of Bletchingley is within the parcel and is a considerable amount of development.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.28.15 The buildings within the Conservation Areas are large scale and of historic interest. The dwellings and buildings in the settlement of Bletchingley range in size but are quite a considerable size when considered cumulatively. The topography of the area and the trees around the settlement screen it. The other side of Bletchingley to the east is predominately housing and could be said to feel more semi-rural. However, the settlement is very well screened from the woodlands and it is only when you are within the settlement that it has this character. Along the A25, the settlement feels like ribbon development.

### **Conclusion on Purpose 3**

- D.28.16 The part of the settlement of Bletchingley within the parcel represents a significant amount of development within the Green Belt. However, the settlement has a large number of open spaces within it and has a number of tree lined avenues, which makes it feel rural in nature. Whilst the separate part of Bletchingley to the east is predominantly housing and could be seen to be semi-urban, the settlement is only visible once you divert off the A25 into the area. From the A25, this part of the settlement

feels like ribbon development. Elsewhere the countryside south of Bletchingley is largely free from development and has a strong open character. The parcel is therefore considered to generally make a strong contribution to this purpose due to its open character and the general absence of development in the Green Belt with the exception of parts of the settlement.

#### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.28.17 The parcel contains part of the Bletchingley Conservation Area. Further, the Conservation Area at South Park is also within this parcel.

How would you describe the view from, within, into and out of the conservation area?

- D.28.18 The view from the Bletchingley Conservation Area is of open fields but also of views into the built form of Bletchingley. The views from South Park are of open countryside.

*How does the parcel complement the setting of the conservation area?*

- D.28.19 The Bletchingley Conservation Area sits within the Green Belt and is surrounded by countryside. This forms part of the Conservation Area's setting, although it is recognised that it is also surrounded by development from Bletchingley that also forms part of its setting. The South Park is in open countryside, surrounded by woodland and fields with no additional development present for some distance. As such these Conservation Areas have been identified as areas for further investigation (these areas are labelled 025 and 026 respectively on the map in Appendix F).

#### **Conclusion on Purpose 4**

- D.28.20 The Green Belt in this parcel provides views to the open countryside from both the Bletchingley Conservation Area and the South Park Conservation Area, which emphasises its setting. As such these Conservation Areas have been identified as areas for further investigation (these areas are labelled 025 and 026 respectively on the map in Appendix F).

#### **Conclusion: How effectively does Parcel 027 serve the purposes of the Green Belt?**

- D.28.21 GBA 027 considerably serves the purpose to restrict urban sprawl and a minor role in preventing towns merging. The parcel also safeguards the countryside from encroachment as it is largely free from any built form,

although the settlement of Bletchingley is located within the parcel. The settlement of Bletchingley is fairly well screened and as such has a rural character. The parcel preserves the setting and special character of the Bletchingley and South Park Conservation Areas. As such these Conservation Areas have been identified as areas for further investigation (these areas are labelled 025 and 026 respectively on the map in Appendix F).

## D.29 GBA 028

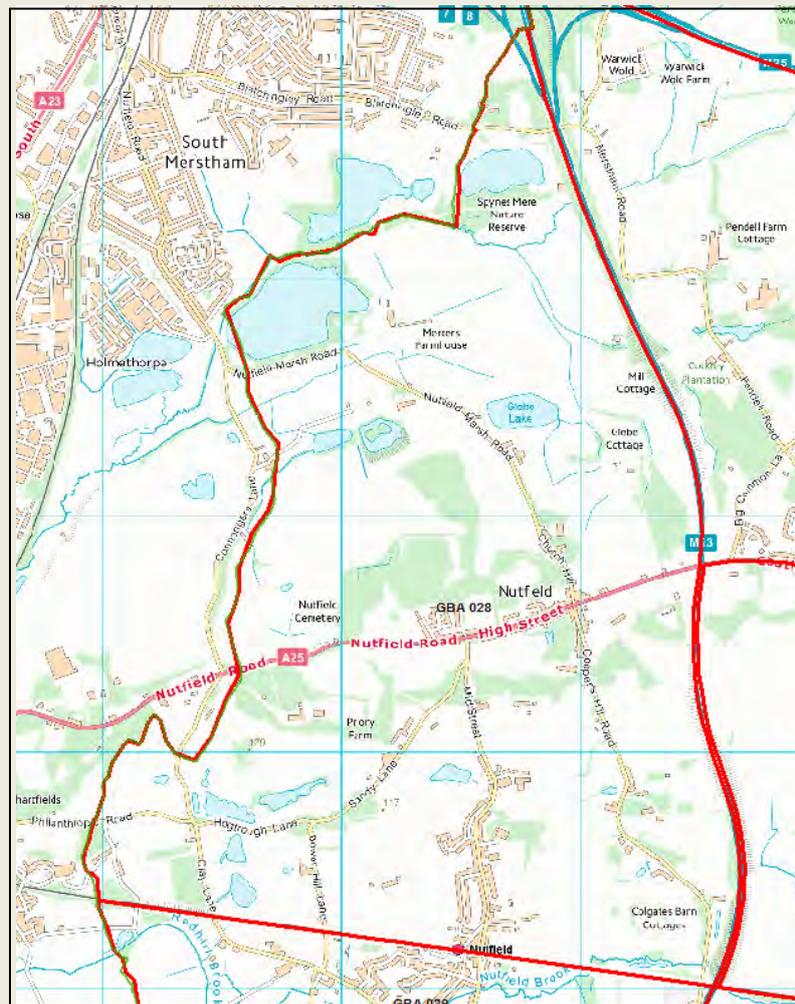


Figure D.29.1 – Map of GBA 028

D.29.1 GBA 028 is located in the far west of the district, beyond the M23, along the border with Reigate and Banstead. It contains a number of large lakes and water ways, including Glebe Lake, Mercers Park and Spynes Mere Nature Reserve, and several smaller ponds and streams, plus other large bodies of water outside the District. The topography of this parcel varies, with the area around Nutfield Marsh at a lower elevation than the centre, where Nutfield lies. South from Nutfield the topography slopes downwards again

into South Nutfield and the border with GBA 029. Patches of woodland are scattered throughout this parcel, particularly on the hills around Nutfield that provide natural screening from the settlement to the surrounding areas. Around South Nutfield the land uses are predominantly agricultural.



**Figure D.29.2 - Looking north west across Mercers Park lake towards South Merstham. Although not visible due to the screening from the surrounding woodland, the settlement lies just behind the tree line beyond the lake in the western corner.**



**Figure D.29.3- Looking north west from fields north of Nutfield towards the Redhill / South Merstham urban area. The significant concentration of development across the border is vastly different from open fields and countryside found just across the border within Tandridge.**

## Purpose 1: to check the unrestricted sprawl of large built-up areas

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.29.2 This parcel lies on the border with Reigate and Bansted, with the large built up area of South Merstham just beyond that. Development from South Merstham stops short of the Tandridge District border in most places, and is also kept in check by several large bodies of water that sit along the boundary line, as well as the Green Belt that lies in Reigate and Banstead that immediately abuts the settlement. South Nutfield and Nutfield are within the parcel, as well Nutfield Priory Hotel and Robert Denholm House. There are also cottages, agricultural buildings and recreational spaces within the parcel.

*Has this changed significantly since the Green Belt was first designated?*

- D.29.3 South Nutfield was washed over with Green Belt since the designation of Green Belt in the Surrey County Development Plan 1958. Since this date, the settlement has remained in the Green Belt. The settlement boundary around South Nutfield was first defined in the South Downs Local Plan 1986. There has been some infilling and small scale development within the settlement that was appropriate to policy set out in the relevant development plans. The settlement boundary was amended in both the South of the Downs Local Plan 1994 and the Tandridge District Council Local Plan 2001 to incorporate development.
- D.29.4 Nutfield was washed over by the Green Belt in the Surrey County Development Plan 1958 and has remained washed over ever since. The settlement boundary of Nutfield was first determined in the South of the Downs Local Plan 1986, until it was removed in the Tandridge District Council Detailed Policies 2014. The reason for its removal was that it was no longer appropriate for infilling as this had a fundamental impact on the character and sustainability of the settlement. There has been some infilling within Nutfield over the years.
- D.29.5 There are developments such as Nutfield Priory Hotel and Robert Denholm House. As the historic assessment (in Appendix A) focuses on settlements, individual buildings were not investigated. However, as these are individual buildings throughout the parcel, it is not worthwhile to explore this further.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.29.6 Nutfield and South Nutfield are within the parcel. South Merstham abuts the parcel and District boundary to the north west, with Redhill to the west.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses,*

*etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.29.7 Development from South Merstham and Redhill stops short of the Tandridge District border in most places, and is also kept in check by several large bodies of water and woodland that sit along the boundary line, as well as the Green Belt that lies in Reigate and Banstead that immediately abuts the settlement. Nutfield does not have a defined settlement boundary but is contained by the residential and built form of the settlements. South Nutfield is drawn tight around the built up area of the settlement.

### **Conclusion on Purpose 1**

- D.29.8 There have been some changes within the parcel, mainly due to infilling within the settlements. However, this has been restricted to the built up areas and was in accordance with policy at the time. The strategic assessment (set out in Appendix B) makes it clear that there are some large scale settlements within this area, which are just outside the District such as Redhill, Merstham and South Merstham. The Green Belt to the western edge of this strategic area has an important role to prevent the sprawl of these large built up settlements creeping into the Tandridge District. This is in conjunction with adjacent parcel 029. This is applicable to South Merstham and Redhill that come up to the District boundary. As such this parcel serves this purpose effectively but should be explored further to understand further whether it is the Green Belt designation that restricts development (these areas are labelled 027 and 028 respectively on the map in Appendix F).

### **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

- D.29.9 South Nutfield and Nutfield are within the parcel. The settlement of South Merstham and Redhill in the neighbouring Borough of Reigate and Banstead are adjacent to the parcel in the west. Bletchingley lies not far from Nutfield across the parcel boundary with GBA 014.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.29.10 Within GBA 028 are the two settlements of Nutfield and part of South Nutfield. Although the distance between them is not great they are regarded as separate settlements with distinct communities. The physical landscape features between them also play a role in maintaining separation (Nutfield sits on a raised elevation and there is also a stretch of woodland providing a visual as well as physical separation).

D.29.11 Bletchingley lies not far from Nutfield across the parcel boundary with GBA 014. Separation is maintained by a steep valley within which the M23 lies, providing a strong physical barrier.

D.29.12 The settlement of Redhill lies just across the border in the south western corner of the parcel. Whilst the Green Belt that sits between Redhill / South Merstham and Nutfield / South Nutfield helps to separate the settlements, this is assisted by the large water bodies and the woodlands that sit between the two.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

D.29.13 The parcel acts as a buffer between South Merstham / Redhill and South Nutfield / Nutfield. It also acts as a buffer between Nutfield and South Nutfield. The woodland in the area, the topography and the large water bodies all assist in preventing the settlements from merging.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

D.29.14 From Nutfield you can see South Nutfield; however the difference in topography and stretch of woodland between them does help to separate the two. From the parcel you can see views into South Merstham. However, the distance between them, the woodland and water bodies assist in their separation.

### **Conclusion on Purpose 2**

D.29.15 The parcel plays an effective role in preventing South Nutfield and Nutfield merging. However, this is further aided by the woodland and the topography between the settlements. The parcel also plays a role in separating South Merstham with South Nutfield. However, these settlements are further separated by the distance, woodland and water bodies in the parcel. Therefore the parcel is effective at serving this purpose.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

D.29.16 Outside of the settlements of Nutfield and South Nutfield there is some scattered built form, mostly isolated dwellings or small groups of dwellings, as well as some buildings ancillary to agricultural usage. However, the settlements of Nutfield and South Nutfield represent a concentration of development within the Green Belt. There are some large water bodies and woodland with the parcel too.

What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.

- D.29.17 There is a mix of development within the area; the settlement of Nutfield and South Nutfield are situated within the parcel, Robert Denholm House, Nutfield Priory Hotel and a lot of other smaller buildings are spread throughout the parcel.

*Does the parcel contain countryside?*

- D.29.18 Much of parcel 028 is open countryside or woodland. There are a few isolated buildings within the parcel, including Nutfield Priory Hotel and Robert Denholm House as well as farm buildings.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.29.19 The development within the parcel is of different size and scale. The settlements of Nutfield and South Nutfield have a range of different residential properties within them and some community facilities, however, the settlements as a whole are cumulatively quite large. Nutfield Priory Hotel and Robert Denholm House are both fairly large individual buildings, both are well screened from the surrounding area. Other isolated buildings are agricultural or smaller in scale.

### **Conclusion on Purpose 3**

- D.29.20 The parcel is generally considered to play a strong role in assisting in safeguarding the countryside from encroachment, but due to the concentration of development in the settlements; Nutfield and South Nutfield have been identified for further investigation (these areas are labelled 029 and 030 respectively on the map in Appendix F).

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.29.21 There are no Conservation Areas within or visible from the parcel.

*How would you describe the view from, within, into and out of the conservation area?*

- D.29.22 There are no Conservation Areas within the parcel.

*How does the parcel complement the setting of the conservation area?*

- D.29.23 There are no Conservation Areas within the parcel.

#### Conclusion on Purpose 4

D.29.24 There are no Conservation Areas within or adjacent to this parcel so it is not considered to serve this purpose.

#### Conclusion: How effectively does Parcel 028 serve the purposes of the Green Belt?

D.29.25 GBA 028 makes a generally strong contribution to the purposes of the Green Belt. It plays an effective role in checking sprawl, which is recognised in the strategic assessment from South Merstham and Redhill expanding into the District and as such have been identified as areas for further investigation (these areas are labelled 027 and 028 respectively on the map in Appendix F). The parcel is predominantly open countryside free from any significant concentration of development. It plays a strong role in assisting to safeguard against encroachment, although for the settlement of Nutfield and South Nutfield this is not the case and have been identified as areas for further investigation (these areas are labelled 029 and 030 respectively on the map in Appendix F). The parcel plays a role in maintaining separation between two neighbouring settlements wholly within its own boundaries, although this is further supported by the topography and woodland within the area. There are no Conservations Areas within the parcel.

## D.30 GBA 029

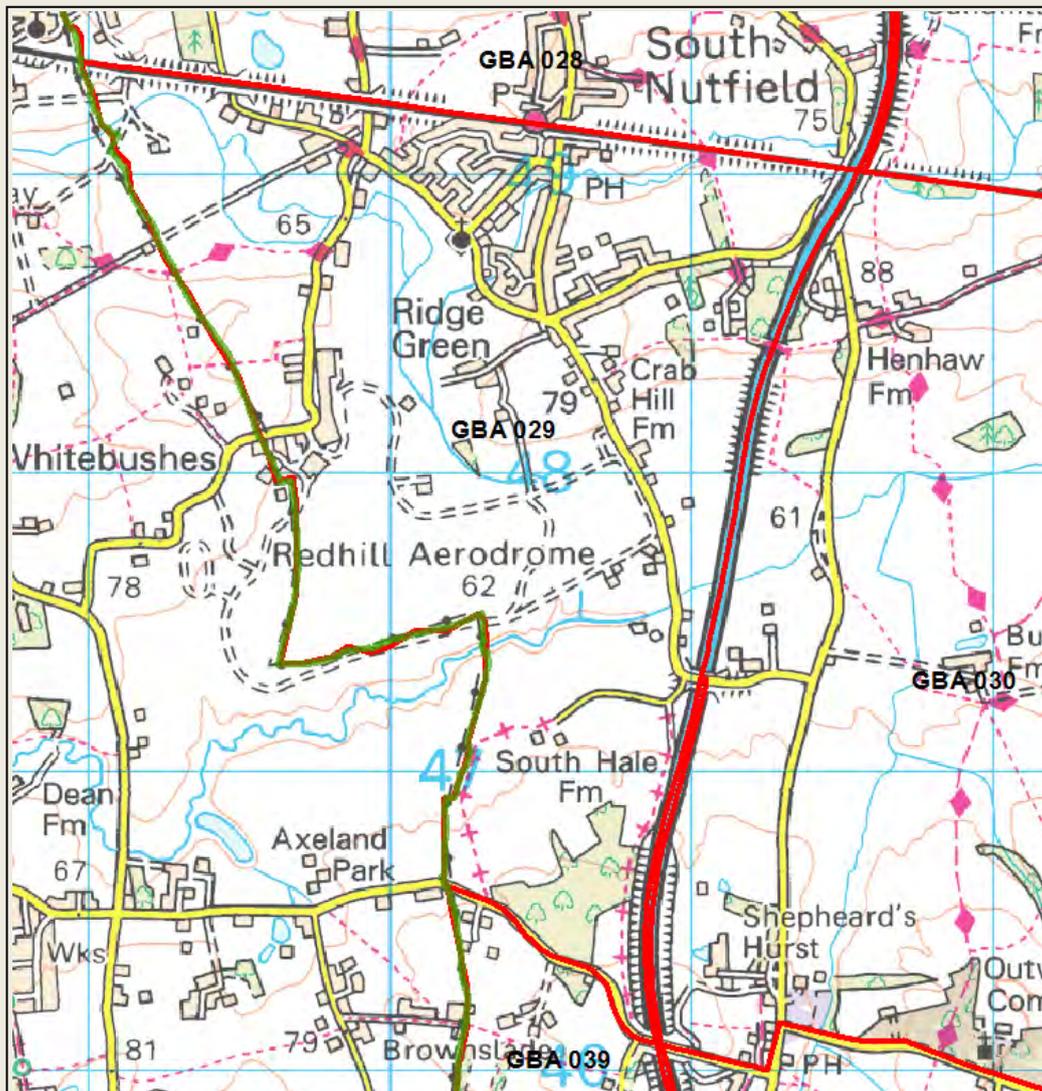


Figure D.30.1 – Map of GBA 029

D.30.1 GBA 029 is located in the far west of the District, beyond the M23. Within this parcel is the lower half of South Nutfield, a settlement in the Green Belt. There is also Redhill Aerodrome, a small airport with a grass runway. The parcel is relatively small, and a large part of it is taken up by the settlement with a small amount of additional dwellings along Crab Hill Lane outside the village boundary. In the far south is a small wooded area screening the lower half of the parcel from the adjacent parcel 039. Some small tributaries and brooks run through this area. There are not many agricultural uses in this parcel, with many of the fields used for grazing horses instead.



**Figure D.30.2 - Plane coming into land at Redhill Aerodrome. The Aerodrome is a large expanse of open grassland with some large buildings and hard standing on the outer perimeter. Part of it extends into Reigate and Banstead.**



**Figure D.30.3 - Looking south east from the fields adjacent to South Nutfield. The M23 is just visible in the centre.**



**Figure D.30.4 - South Nutfield. Although within the Green Belt it is still a large concentration of built form, more synonymous with an urban area.**

**Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.30.2 The majority of the parcel contains the settlement of South Nutfield. There are a number of brooks and tributaries within the area. The M23 is to the east of the parcel and a railway line to the north. A large amount of the fields within this parcel are used for horse grazing rather than agricultural. Redhill Aerodrome in the south west of the parcel and extends into the neighbouring authority; Reigate and Banstead.

*Has this changed significantly since the Green Belt was first designated?*

- D.30.3 South Nutfield was washed over with Green Belt since the designation of Green Belt in the Surrey County Development Plan 1958. Since this date, the settlement has remained in the Green Belt. The settlement boundary around South Nutfield was first defined in The South of the Downs Local Plan 1986. There has been some infilling and small scale development within the settlement that was appropriate to policy set out in the relevant development plans. The settlement boundary was amended in both the South of the Downs Local Plan 1994 and the Tandridge District Council Local Plan 2001 to incorporate development.

D.30.4 Redhill Aerodrome is also within this parcel. Whilst the Aerodrome has tried to diversify and become a larger airfield with more commercial development, the Secretary of State refused the application; one of the reasons was due to its position within the Green Belt. As such, the Aerodrome has remained similar since the Green Belt designation.

*Is any area of the parcel physically connected to a built up area/settlement?*

D.30.5 The nearest large built up area to this part of the Green Belt is Redhill across the border. In most places it does not extend far enough to be immediately adjacent to the Tandridge Green Belt / parcel boundary, as the built form of the town remains a substantial distance further west. However, in the north western corner of the parcel near the railway line Redhill extends much closer to the Tandridge border. The southern half of South Nutfield takes up the majority of the parcel.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

D.30.6 Development from Redhill stops short of the Tandridge District border in most places, and is also kept in check by several bodies of water and woodland that sit along the boundary line, as well as the Green Belt that lies in Reigate and Banstead that immediately abuts the settlement. South Nutfield is drawn tight around the built up area of the settlement.

### **Conclusion on Purpose 1**

D.30.7 There have been some changes within the parcel, mainly due to infilling with the settlements. However, this has been restricted to the built up areas and was in accordance with policy at the time. The strategic assessment (set out in Appendix B) makes it clear that there are some large scale settlements within this area, which are just outside the District such as Redhill, Merstham and South Merstham. The Green Belt to the western edge of this strategic area has an important role to prevent the sprawl of these large built up settlements creeping into the Tandridge District. This is in conjunction with adjacent parcel 028. This is applicable to Redhill, a settlement that extends up to the District boundary. As such this parcel serves this purpose effectively but should be explored further to understand further whether it is the Green Belt designation that restricts development (this area is labelled 028 the map in Appendix F).

## Purpose 2: to prevent neighbouring towns merging into one another

*What settlements/towns are within the parcel?*

- D.30.8 South Nutfield is within the parcel. The settlement of Redhill in the neighbouring Borough of Reigate and Banstead is adjacent to the parcel in the west. Nutfield is adjacent in parcel 028 to the north.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.30.9 Within parcel 029 is part of South Nutfield. Nutfield is to the north and whilst the distance between them is not great they are regarded as separate settlements with distinct communities. The physical landscape features between them also play a role in maintaining separation (Nutfield sits on a raised elevation and there is also a stretch of woodland providing a visual as well as physical separation).

- D.30.10 The settlement of Redhill lies just across the border in the west of the parcel. Whilst the Green Belt that sits between Redhill and South Nutfield helps to separate the settlements, this is assisted by the water bodies and the woodlands that sit between the two. The settlements are also a reasonable distance way from each other.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.30.11 The parcel acts as a buffer between Redhill and South Nutfield. The woodland in the area, the topography and the water bodies all assist in preventing the settlements from merging.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.30.12 From Nutfield you can see South Nutfield; however the difference in topography and stretch of woodland between them does help to separate the two. From the parcel you can see views into Redhill. However, the distance between them, the woodland and water bodies assist in their separation.

## Conclusion on Purpose 2

- D.30.13 The parcel plays an effective role in preventing South Nutfield and Nutfield merging. However, this is further aided by the woodland the topography between the settlements. The parcel also plays a role in separating Redhill with South Nutfield. However, these settlements are further separated by the distance, woodland and water bodies in the parcel. Therefore the parcel is effective at serving this purpose.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.30.14 Outside the settlement of South Nutfield there is some scattered built form, mostly isolated dwellings or small groups of dwellings, as well as some buildings ancillary to agricultural usage. However, the settlement of South Nutfield represents a concentration of development within the Green Belt. There are some brooks and tributaries and woodland within the parcel too. Redhill Aerodrome is located in the south west corner of the parcel.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.30.15 There is a mix of development within the parcel; the settlement of South Nutfield, some ancillary properties associated with Redhill Aerodrome, and a lot of other smaller buildings.

*Does the parcel contain countryside?*

- D.30.16 Much of parcel 029 is open countryside or woodland. There are a few isolated buildings within the parcel, including building associated within Redhill Aerodrome.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.30.17 The development within the parcel is of different size and scale. The settlement of South Nutfield has a range of different residential properties within it and some community facilities; however, the settlement as a whole is quite large. The ancillary buildings to Redhill Aerodrome are fairly large. Other isolated buildings are agricultural or smaller in scale.

### **Conclusion on Purpose 3**

- D.30.18 The parcel is generally considered to play a strong role in assisting in safeguarding the countryside from encroachment. However, due to the concentration of development in the settlement, South Nutfield has been identified for further investigation (this area is labelled 030 on the map in Appendix F).

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.30.19 There are no Conservation Areas within or visible from the parcel.

*How would you describe the view from, within, into and out of the conservation area?*

D.30.20 There are no Conservation Areas within the parcel.

*How does the parcel complement the setting of the conservation area?*

D.30.21 There are no Conservation Areas within the parcel.

#### **Conclusion on Purpose 4**

D.30.22 There are no Conservation Areas within or adjacent to this parcel so it is not considered to serve this purpose.

#### **Conclusion: How effectively does Parcel 028 serve the purposes of the Green Belt?**

D.30.23 GBA 029 makes a generally strong contribution to the purposes of the Green Belt. It plays an effective role in checking sprawl, which is recognised in the strategic assessment as Redhill has not expanded into the District, and as such has been identified as an area for further investigation (this area is labelled 028 on the map in Appendix F). The parcel is predominantly open countryside free from any significant concentration of development. It plays a strong role in assisting to safeguard against encroachment, although for the settlement of South Nutfield this is not the case and has been identified as an area for further investigation (this area is labelled 030 on the map in Appendix F). The parcel plays a role in maintaining separation between two neighbouring settlements, although this is further supported by the topography and woodland within the area. There are no Conservation Areas within the parcel.

## D.31 GBA 030

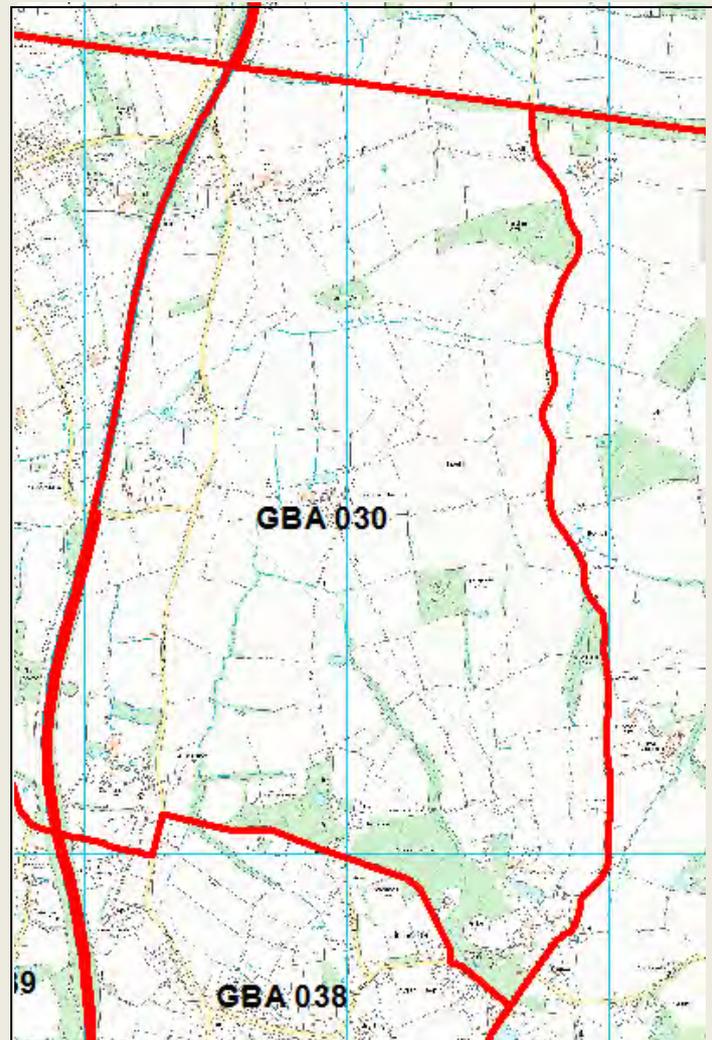


Figure D.31.1 – Map of GBA 030

- D.31.1 Parcel 030 is a large Green Belt parcel located near the western boundary of Tandridge District. It is bounded by a railway line to the north, the M23 to the west, Outwood Lane to the east and Green Lane, Brickfield Road and Miller's Lane to the south. The small village of Outwood, lies just beyond the southern boundary. The parcel is predominantly rural in nature, containing fields and accompanying farm buildings with some small dwellings that are part of Outwood falling within this parcel.
- D.31.2 The northerly part of the parcel contains mostly open agricultural fields, separated by a mixture of trees, hedges and some watercourses. The railway line along the northern border is not immediately visible from surrounding areas due to the presence of tree belts, although the M23 along the western border can be seen from parts of the northern areas. There is a prominent area of woodland in the north east corner of the

parcel and the land broadly slopes from the north down towards the centre of the parcel near Burstow Park Farm.



**Figure D.31.2 - Looking south from footpath in southern part of parcel GBA 030.**



**Figure D.31.3 - Looking north from footpath in southern part of parcel GBA 030. Long distance views to other parts of the parcel and beyond.**

## Purpose 1: to check the unrestricted sprawl of large built-up areas

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.31.3 There are no large built up areas applicable to this area. Whilst the parcel is adjacent to Outwood and has a few properties from Outwood within it, it is not a large built up area to consider as part of this purpose.

*Has this changed significantly since the Green Belt was first designated?*

- D.31.4 Whilst Outwood is within this parcel, no changes have occurred within the settlement. As such, the historic assessment (detailed in Appendix A) does not identify any changes within this parcel. However, the historic assessment focused on settlements and therefore did not consider changes to individual farm buildings or isolated dwellings that are detached from the settlement. It would be sensible to assume that as some of properties associated with Outwood are within a Conservation Area, they were there before the Green Belt was designated.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.31.5 Some properties from Outwood are within the parcel; there are no other settlements connected to the parcel.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.31.6 There are only a few properties from Outwood within this parcel. As these properties extend along Outwood Lane, they are not easy to define. They are screened by woodland from the north but as they are detached from the main settlement and are scattered all along the road frontage, there are no defensible boundaries between the properties and the Green Belt.

## Conclusion on Purpose 1

- D.31.7 There are no large built up areas within the parcel. However, there are some properties from the small settlement of Outwood within the parcel. Although it does not appear that this area has changed, and there is dense woodland to the north of the properties, the properties along Outwood Lane are scattered and detached from the settlements. As such, it does not have defensible boundaries. However, these properties are part of a Conservation Area that is likely to have been there before Green Belt designation, and as such cannot be considered as sprawl.

## **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

- D.31.8 The only settlement adjacent to the area is Outwood, although some properties are within the parcel.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.31.9 Outwood is the only settlement; as such there are no gaps to consider.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.31.10 As Outwood is the only settlement, the parcel does not act as a buffer between settlements.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.31.11 Outwood is the only adjacent settlement, you cannot see any other settlements within the parcel. Even if you could, they are all such a considerable distance away that they would not be considered as part of this purpose.

## **Conclusion on Purpose 2**

- D.31.12 Outwood is the only settlement relevant to the parcel, and as such this parcel does not meet this purpose.

## **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.31.13 From Burstow Park Farm, the land rises in a southerly direction, where again the surrounding land uses are for agricultural purposes. The tree coverage here is more prominent along field boundaries but views are not hugely limited by this, particularly looking north. In the far south of the parcel lies dense woodland containing a number of mature oaks. Due to this dense woodland the collection of dwellings in the south east of the parcel, along with a cricket ground and Village Green, these can only be seen from short range or from adjacent Green Belt parcel GBA 031 (which shares the Village Green with parcel GBA 030). These dwellings are afforded views of the Outwood Windmill and this area forms part of the Outwood Conservation Area.

What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.

- D.31.14 The majority of the parcel contains agricultural uses. There are a few properties belonging to the settlement of Outwood to the south east corner of the parcel.

*Does the parcel contain countryside?*

- D.31.15 The parcel is mostly development free, and where built form exists, it is mostly for agricultural use with some small collections of residential properties. The small collection of cottages in the south western corner of the parcel, as well as the Church on Brickfield Road, are also screened from most views due to tree coverage.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.31.16 The properties have substantial natural screening in and around the curtilages of their respective plots which restrict views of the buildings from most parts of the parcel.

### **Conclusion on Purpose 3**

- D.31.17 The parcel is mostly countryside and free from development. The properties within the area are well screened by the woodland and the plots they sit in and the other buildings are mainly agricultural. As such, this parcel is effective at serving this purpose.

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.31.18 Outwood Conservation Area lies partly within the south eastern part of this parcel.

*How would you describe the view from, within, into and out of the conservation area?*

- D.31.19 The views from the Conservation Area are of open countryside and woodland. The properties within the Conservation Area are surrounded by woodland.

*How does the parcel complement the setting of the conservation area?*

- D.31.20 The parcel provides the setting of the Conservation Area, which is in open countryside and woodland. As such this area has been identified for further investigation (this area is labelled 031 on the map in Appendix F).

#### Conclusion on Purpose 4

- D.31.21 The parcel provides the setting for the Conservation Area, which is open countryside and woodland. As such, this parcel is effective at serving this purpose. As such this area has been identified for further investigation (this area is labelled 031 on the map in Appendix F).

#### Conclusion: How effectively does Parcel 030 serve the purposes of the Green Belt?

- D.31.22 The parcel is largely undeveloped, containing mostly open countryside with little encroachment, and as a result it is considered that the Green Belt has effectively served Purpose 3. It also plays an effective role in preserving the setting and special character of the Outwood Conservation Area that resides within this parcel. As such this area has been identified for further investigation (this area is labelled 031 on the map in Appendix F). However it does not play a role in preventing the merging of towns, due to its location away from any noticeable settlements. Whilst the settlement of Outwood is adjacent to the area, there are some properties detached from the settlement scattered along Outwood Lane. There is woodland surrounding the properties but from the road side, the properties do not have a defensible boundary. However, as the properties are part of a Conservation Area, it is logical to assume they were there before the Green Belt designation and cannot constitute as sprawl.

## D.32 GBA 031

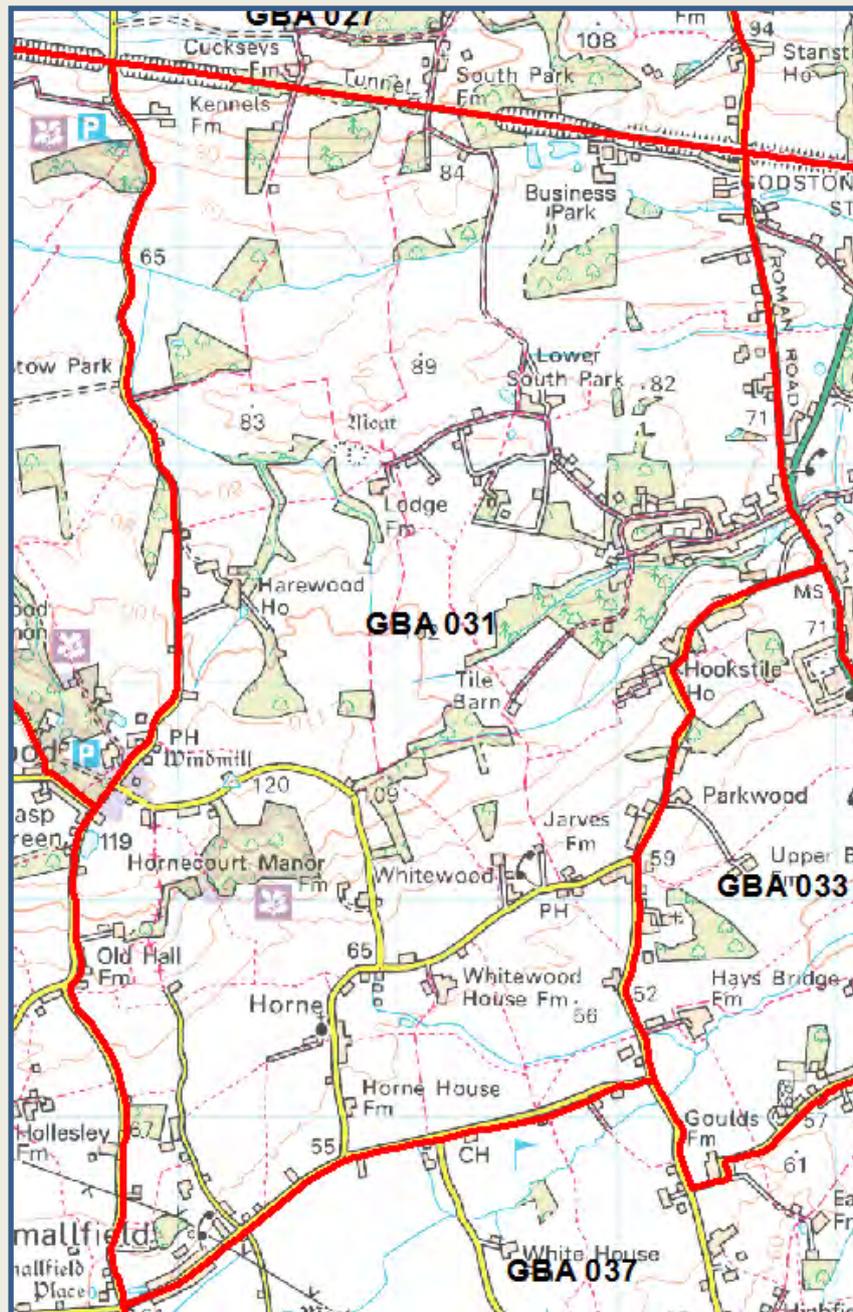


Figure D.32.1 – Map of GBA 031

- D.32.1 Parcel 031 is located west of Blindley Heath and south of South Godstone. The area is almost entirely open countryside; predominantly fields and farmland but with some wooded areas, particularly in the north of the parcel. There are also very few roads going through this area; aside from the country lanes in the south the remainder of the parcel is navigable only via the public footpaths. Lamb's Business Park, a large industrial area is present in the very north of this parcel. There is also a number of sizeable dwellings along Carlton Road in the east of the parcel

but aside from this, the area is virtually free from development, save for a few isolated dwellings and farm buildings.

- D.32.2 The small settlement of Horne is also located in this parcel in the southern area, as well as a small part of the Conservation Area at Outwood. This includes the famous Outwood Mill, the oldest working windmill in the country.



**Figure D.32.2 - Looking south from the fields north of Whitewood. The area is very rural and open with the tranquillity of the countryside only interrupted by the occasional approach of aeroplanes towards Gatwick, a few miles south.**



**Figure D.32.3 - Lamb's Business Park in the north of the parcel. The industrial estate is situated on the site of former brickworks, and has multiple units and buildings within it.**

## Purpose 1: to check the unrestricted sprawl of large built-up areas

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.32.3 The area is almost entirely open countryside; predominantly fields and farmland and farm buildings, but with some wooded areas, particularly in the north of the parcel. Lamb's Business Park, a large industrial area is to the north of this parcel. There are also a number of sizeable dwellings along Carlton Road in the east of the parcel. The small settlement of Horne is also located in this parcel in the southern area, as well as a small part of the Conservation Area at Outwood.

*Has this changed significantly since the Green Belt was first designated?*

- D.32.4 The settlement of Horne has not changed since the Green Belt was designated in 1974. Lamb's Business Park was a brick manufacture until suspension of its operation in March 2001. It continues to function as a working employment area and although the quarry/brickworks element is no longer functioning, it continues to provide a solid commercial employment base within the District. This importance was recognised in the 2001 Local Plan when it was allocated as a major developed site within the Green Belt, in accordance with Planning Policy Guidance 2: Green Belts policy at the time. Since then, the 2008 Core Strategy continued to support the site for its strategic employment value. The boundary of the site has remained relatively constant and it has not physically expanded in any significant way, yet has continued to adapt to modern business practices within its long standing footprint.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.32.5 The settlement of Horne is located within the parcel but is not considered a large built up area applicable to this purpose. Lamb's Business Park is also within the parcel.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.32.6 The built up area of Horne is confined by the residential dwellings within it. Lamb's Business Park is well screened by the woodland around the park and it has a large water body within the site to the west that prevents sprawl.

## Conclusion on Purpose 1

- D.32.7 Whilst the settlement of Horne is within the parcel it does not constitute a large built up area applicable for this purpose. Lambs Business Park has a significant amount of development within it and is covered by woodland and has a large water body to the west that prevents sprawl. Although in accordance with the methodology, Lambs Business Park is not applicable to this purpose as begin a large built up area. As such, this parcel is not considered to play a role in restricting urban sprawl from large built up areas.

## Purpose 2: to prevent neighbouring towns merging into one another

*What settlements/towns are within the parcel?*

- D.32.8 The parcel is situated north of Smallfield and west Blindley Heath, along with adjacent parcel 033, as well as South Godstone in the adjacent parcel 026. The settlement of Horne is within the parcel.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.32.9 The distance between all the settlements connected to this parcel is significant that a reduction in the gap would not compromise them merging.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.32.10 The parcel acts a buffer between South Godstone, Blindley Heath, Horne and Smallfield. However, the settlements are a considerable distance away from each other to not merge.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.32.11 Due to the distance of each settlement from another, you cannot see any neighbouring settlements on the ground.

## Conclusion on Purpose 2

- D.32.12 The distance between the settlements is significant and therefore it is not considered that they are at risk from merging. The parcel is not considered to play a role in preventing neighbouring towns merging.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.32.13 The area is fairly free from development. Lambs Business Park sits to the north of the parcel and the settlement of Horne is located within it. There are properties along Carlton Road. The A22 forms the eastern boundary and a railway line forms the northern boundary.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.32.14 In the northern area of the Parcel the industrial estate constitutes a considerable amount of built form within the Green Belt. A number of large structures associated with various industrial uses are present. There are some residential properties along Carlton Road and some isolated building and agricultural buildings within the parcel.

*Does the parcel contain countryside?*

- D.32.15 The parcel is virtually free from development; particularly the north and western areas. As such, the area contains countryside.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.32.16 There is a concentration of large dwellings on Carlton Road in the east of the parcel. However, despite their size they are set out at a low density and in large plots and the area is well screened by surrounding woodland. Lambs Business Park is largely screened from the wider area by woodland and tree cover to the west and south.

### **Conclusion on Purpose 3**

- D.32.17 Aside from some sporadic dwellings and farm buildings in the south of the District near Whitewood, as well as Lambs Business Park and the settlement of Horne, the parcel is generally free from development indicating it has been very effective at safeguarding the countryside from encroachment. However, the concentration of development at Lambs Business Park does encroach on the countryside, even though it was there prior to the Green Belt designation. As such, it has been identified as an area for further investigation (this area is labelled 032 on the map in Appendix F).

#### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

D.32.18 The parcel contains part of the Outwood Conservation Area in the south western corner.

*How would you describe the view from, within, into and out of the conservation area?*

D.32.19 The views to and from the Conservation Area are open countryside and woodland, as well as buildings of historic interest.

*How does the parcel complement the setting of the conservation area?*

D.32.20 The Conservation Area sits in open countryside surrounded by fields, farmland and woodland. As such this area has been identified for further investigation (this area is labelled 031 on the map in Appendix F).

#### **Conclusion on Purpose 4**

D.32.21 It is considered that the Green Belt preserves Outwood Conservation Area's setting and special character (along with the Green Belt in adjacent parcels 038 & 030), and without the protection of the Green Belt this setting could be lost. It is therefore considered that the parcel makes a strong contribution to this purpose, and to understand the importance of the Green Belt to the Conservation Area, this area has been identified as an area for further investigation (this area is labelled 031 on the map in Appendix F).

#### **Conclusion: How effectively does Parcel 031 serve the purposes of the Green Belt?**

D.32.22 Due to the parcel's location far away from any settlement or urban area, it does not make any contribution to many of the Green Belt purposes associated with containing development from built up areas. However, the parcel is generally free from any significant concentration of development, and so is considered to play a strong role in safeguarding the countryside from encroachment. The industrial estate is recommended for further investigation due to the significant concentration of development present, and the encroachment on the countryside (this area has been labelled as 032 on the map in Appendix F). . In the south western corner of the parcel, the Green Belt has a critical role in preserving the wider setting of the Outwood Conservation Area and to understand the importance of the Green Belt in this location, it has been identified as an area for further investigation (this area is labelled 031 on the map in Appendix F). Overall the parcel is generally effective at serving the Green Belt purposes.

## D.33 GBA 032



Figure D.33.1 – Map of GBA 032

- D.33.1 Parcel 032 is located south of South Godstone. The parcel stretches south covering half of the settlement of Blindley Heath. The eastern area is predominantly farmland with large open fields intersected by small copses and woodland with a large patch of woodland present in the centre. Lagham Manor, a listed building and scheduled monument is located south of Blindley Heath. The parcel is generally flat, although slopes upwards slightly north towards Blindley Heath.



Figure D.33.2 - Open countryside south of South Godstone. Paddocks for horse grazing are a common land use in many places in the District.



Figure D.33.3 - Development in Blindley Heath. The A22, pictured here, marks the boundary between GBA 033 and 032. The settlement is laid out on either side of the road.



**Figure D.33.3 - Fields west of Blindley Heath. The settlement is partially screened by woodland and tree cover.**

**Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

D.33.2 The parcel contains the settlement of Blindley Heath. The rest of the area is mainly agricultural. Lagham Moat and Broughton House are both large buildings in the parcel. The railway line forms the northern boundary of the parcel and the A22 goes through the parcel before forming the south west boundary.

*Has this changed significantly since the Green Belt was first designated?*

D.33.3 Blindley Heath was not put into the Green Belt until the 1974 Surrey County Development Plan. The settlement was washed over, but it was not until South of the Downs Local Plan 1994 that a settlement boundary was determined.

D.33.4 Prior to the designation of the Green Belt in 1974, the settlement had expanded in size and the ability to infill and deliver small scale development in Blindley Heath through the 1986 and 1994 South of the Downs Local Plan continued to increase the size of the settlement.

D.33.5 The settlement boundary has remained consistent since 1994. However, development, such as the rural exception site in 2012 - 2014, has intensified the settlement.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.33.6 Blindley Heath is within the parcel and to the north in the adjacent parcel is South Godstone.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.33.7 South Godstone is defined by the railway line in the north. Blindley Heath is within the Green Belt but has a tight boundary made up of the residential dwellings and buildings within the settlement, which assists in preventing sprawl. Whilst it is noted that there is some ribbon development outside the settlement, this was there prior to the Green Belt as and such cannot constitute sprawl.

### **Conclusion on Purpose 1**

- D.33.8 Whilst there has been some change in the parcel, the boundaries of the built up area of Blindley Heath in the parcel is contained and as such the Green Belt has been effective at preventing urban sprawl.

### **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

- D.33.9 The settlement of Blindley Heath is within the parcel. South Godstone is located in the adjacent parcel to the north.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.33.10 Ribbon development stretches northwards from Blindley Heath along the A22, and without the protection of the Green Belt further development in this area could significantly reduce the gap between the two settlements. However, there is still quite a distance between them and other physical barriers to merge.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.33.11 The parcel acts a buffer between Blindley Heath and South Godstone. However, the physical barriers such as the railway line prevent the two settlements merging.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.33.12 The railway line to the south of South Godstone forms a very strong and defensible boundary to prevent development spreading southwards; furthermore, the presence of a scheduled monument south of the settlement also makes it unlikely that development could spread into the parcel and towards Blindley Heath.

### **Conclusion on Purpose 2**

- D.33.13 The parcel is located between South Godstone and Blindley Heath. As such, it is considered that the Green Belt here plays a moderate role in maintaining separation, although it is recognized that existing physical features also have a part in resisting future coalescence.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.33.14 The parcel contains the settlement of Blindley Heath. The rest of the area is mainly agricultural. Lagham Moat and Broughton House are both large buildings in the parcel. The railway line forms the northern boundary of the parcel and the A22 goes through the parcel before forming the south west boundary.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.33.15 The parcel mainly contains agricultural buildings. However it also contains the settlement of Blindley Heath and some residential development outside of the settlement boundaries.

*Does the parcel contain countryside?*

- D.33.16 The eastern flank of the parcel is predominantly open countryside and farmland.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.33.17 North of Blindley Heath, ribbon development exists along the A22 outside of the settlement boundary. Although this is generally low density, there are a number of large buildings along this road, constituting a moderate amount of built form within the Green Belt. The settlement is also a large concentration of built form within the Green Belt. As such, this area has been identified as an area for further investigation (this area is labelled 033 on the map in Appendix F).

### Conclusion on Purpose 3

- D.33.18 Whilst the majority of the area is countryside, free from development, the ribbon development and Blindley Heath are large concentrations of development and as such encroach on the countryside. Whilst it is recognised that the settlement has remained relatively small, although infilling has occurred over the years, including most recently at the Cottenhams site. The settlement is a concentration of development in the Green Belt that detracts from the surrounding countryside, and therefore it has been identified as an area for further investigation (this area is labelled 033 on the map in Appendix F).

### Purpose 4: to preserve the setting and special character of historic towns

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.33.19 There are no Conservation Areas within or visible from the parcel.

*How would you describe the view from, within, into and out of the conservation area?*

- D.33.20 There are no Conservation Areas within the parcel.

*How does the parcel complement the setting of the conservation area?*

- D.33.21 There are no Conservation Areas within the parcel.

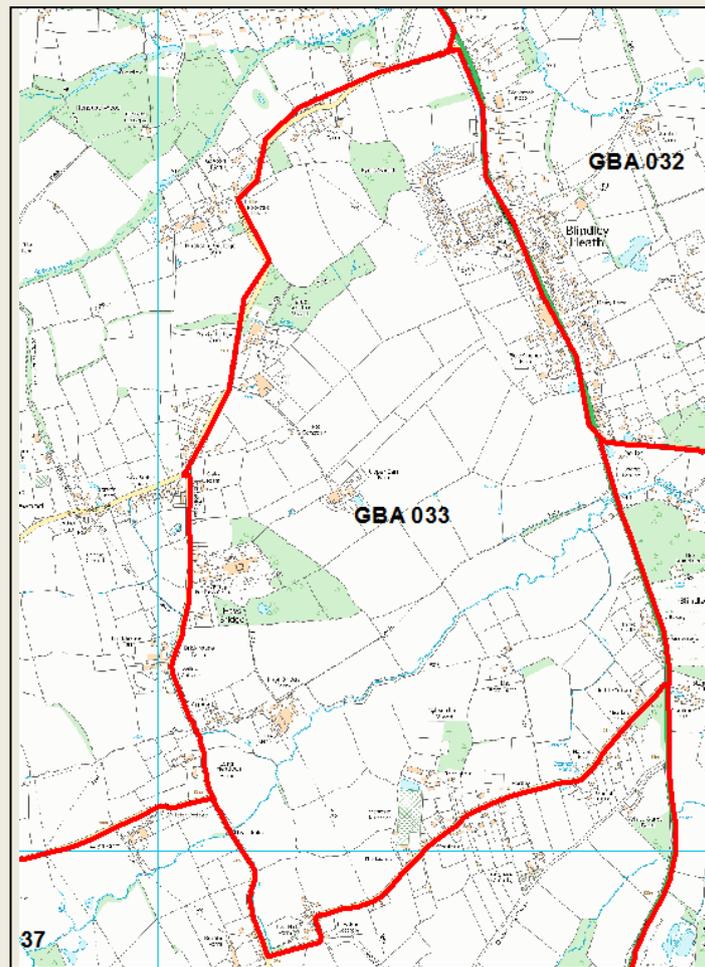
### Conclusion on Purpose 4

- D.33.22 There are no Conservation Areas within or adjacent to this parcel so it is not considered to serve this purpose.

### Conclusion: How effectively does Parcel 032 serve the purposes of the Green Belt?

- D.33.23 The parcel is effective at preventing urban sprawl and has a role in maintaining separation between Blindley Heath and South Godstone. Although, this is assisted by the physical features between the settlements. Furthermore, it has generally been effective at safeguarding the countryside from encroachment although ribbon development is present along the A22 north of Blindley Heath, and the settlement has an impact on the countryside. As such, this area has been identified as an area for further investigation (this area is labelled 033 on the map in Appendix F). There are also no Conservation Areas here so it is not considered to serve purpose 4.

## D.34 GBA 033



FigureD.34.1 – Map of GBA 033

- D.34.1 Parcel 033 is located immediately west of the settlement of Blindley Heath. The parcel is predominately farmland, with the central area taken up by fields bordered by hedgerows with virtually no development except that which is associated with agriculture. There are some wooded areas, mostly in the north and south of the parcel at Byer's Wood and Blue Anchor Wood, as well as woodland surrounding the hay's bridge Business Centre and Jehovah's Witness centre.



Figure D.34.2 - Open fields and woodland in the centre of the parcel.



Figure D.34.3 – Blindley Heath as seen from the fields to the west.

**Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

D.34.2 The parcel contains the settlement of Blindley Heath. The rest of the area is mainly agricultural, with some large woodland throughout. The A22 forms the eastern boundary of the parcel.

*Has this changed significantly since the Green Belt was first designated?*

D.34.3 Blindley Heath was not put into the Green Belt until the 1974 Surrey County Development Plan. The settlement was washed over, but it was not until

South of the Downs Local Plan 1994 that a settlement boundary was determined.

D.34.4 Prior to the designation of the Green Belt in 1974, the settlement had expanded in size and the ability to infill and deliver small scale development in Blindley Heath through the 1986 and 1994 South of the Downs Local Plan continued to increase the size of the settlement.

D.34.5 The settlement boundary has remained consistent since 1994. However, development, such as the rural exception site in 2012 -2014, has intensified the settlement.

*Is any area of the parcel physically connected to a built up area/settlement?*

D.34.6 Blindley Heath is within the parcel. The other half of the settlement is in the adjacent parcel GBA 032.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

D.34.7 Blindley Heath is within the Green Belt but has a tight boundary made up of the residential dwellings and buildings within the settlement, which assists in preventing sprawl in this parcel.

### **Conclusion on Purpose 1**

D.34.8 Whilst there has been some change in the parcel, the boundaries of the built up area of Blindley Heath in the parcel is contained and as such the Green Belt has been effective at preventing urban sprawl.

### **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

D.34.9 The parcel lies between Blindley Heath and Smallfield to the far west along with adjacent parcel 031.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

The settlements are such a considerable distance away from each other that a reduction in the gap would not cause the settlements to merge.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.34.10 The parcel acts as buffer along with GBA 031 to the settlements of Smallfield and Blindley Heath. However, there is such a distance from each other that they would not merge.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.34.11 Due to the distance and woodland within the parcel, you cannot see neighbouring settlements on the ground.

### **Conclusion on Purpose 2**

- D.34.12 The distance between Blindley Heath and Smallfield is so significant that it is unlikely that they would ever be at risk of merging. The parcel is therefore considered to play no role in serving this purpose.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.34.13 The parcel contains the settlement of Blindley Heath. The rest of the area is mainly agricultural, with some large woodland throughout. The A22 forms the eastern boundary of the parcel.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.34.14 The parcel mainly contains agricultural buildings. However it also contains the settlement of Blindley Heath and some residential development outside of the settlement boundaries. There is also a small Businesses centre and Jehovah's Witness building in the western area.

*Does the parcel contain countryside?*

- D.34.15 The eastern flank of the parcel is predominantly open countryside and farmland.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.34.16 The settlement is a large concentration of built form within the Green Belt. As such, this area has been identified as an area for further investigation (this area is labelled 033 on the map in Appendix F). There is a small Businesses centre and Jehovah's Witness building in the western area which are sizeable in comparison with other development in the area.

However, they are well screened by surrounding woodland so the encroaching effect is only noticeable in the immediate vicinity.

### Conclusion on Purpose 3

- D.34.17 Whilst the majority of the area is countryside, free from development, the settlement of Blindley Heath is a large concentration of development and as such encroaches on the countryside. Whilst it is recognised that the settlement has remained relatively small although infilling has occurred over the years, including most recently at the Cottenhams site. The settlement is a concentration of development in the Green Belt that detracts from the surrounding countryside, and therefore it has been identified as an area for further investigation (this area is labelled 033 on the map in Appendix F).

### Purpose 4: to preserve the setting and special character of historic towns

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.34.18 There are no Conservation Areas within or visible from the parcel.

*How would you describe the view from, within, into and out of the conservation area?*

- D.34.19 There are no Conservation Areas within the parcel.

*How does the parcel complement the setting of the conservation area?*

- D.34.20 There are no Conservation Areas within the parcel.

### Conclusion on Purpose 4

- D.34.21 There are no Conservation Areas within or adjacent to this parcel so it is not considered to serve this purpose.

### Conclusion: How effectively does Parcel 033 serve the purposes of the Green Belt?

- D.34.22 The parcel prevents urban sprawl as most of the development in the area predates the Green Belt. There are also no Conservation Areas present here therefore it plays no role in serving purpose 4. The parcel is between Blindley Heath and Smallfield but both settlements are a considerable distance from each other and there is no risk of them merging. Despite this, the parcel is generally free from development and so has effectively safeguarded the countryside from encroachment. However, the settlement of Blindley Heath is a concentration of development in the Green Belt that detracts from the surrounding countryside, and therefore it has been

identified as an area for further investigation (this area is labelled 033 on the map in Appendix F).

## D.35 GBA 034

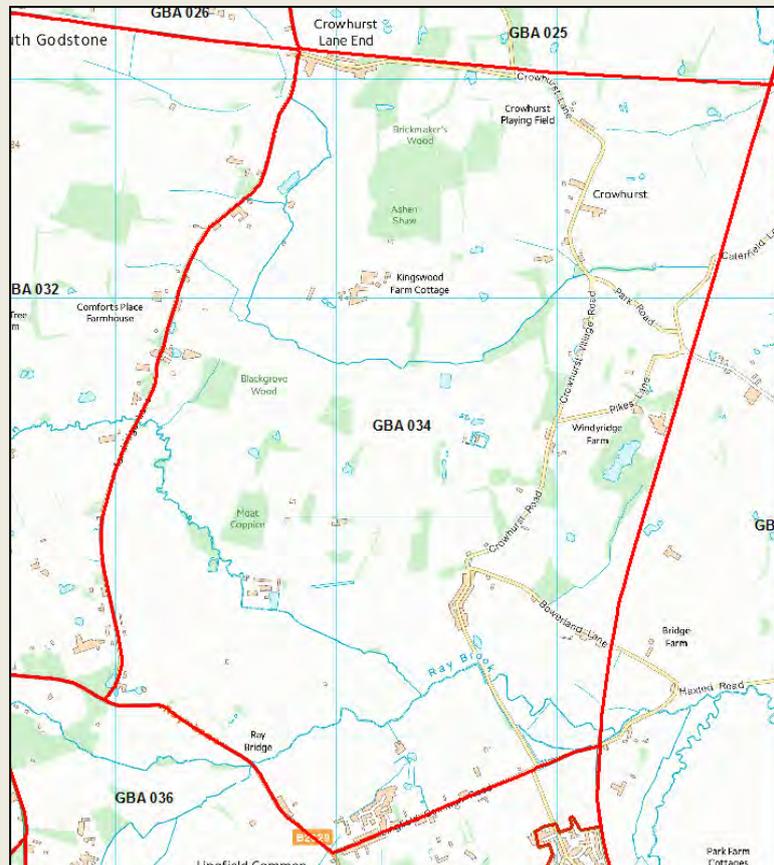


Figure D.35.1 – Map of GBA 034

D.35.1 GBA 034 is situated north of Lingfield, in the south eastern corner of the district. Similar to parcel 025 to the north, the area is predominantly open countryside in agricultural use, with a number of farms dotted around the area. The small settlement of Crowhurst is also located here, and another small settlement of Crowhurst Lane End, in the east and north of the parcel respectively. Road networks through the parcel are minimal, with Crowhurst Lane skirting close to the southern boundary, and Tandridge Lane on the northern boundary. There are however a number of footpaths that run through the centre of the parcel, between the fields and woodland, as well as streams and tributaries of the River Eden. Development here is typically concentrated in the far southern corner of the parcel along the Lingfield Common Road or in the two villages, and in addition to the various farm buildings there are also a several isolated dwellings throughout the parcel.



**Figure D.35.2 - Looking north from the railway line on the parcel boundary with GBA 035. The railway is a prominent feature of the landscape and limits most views east from 034 into 035 due to its raised elevation and the trees that line it from either side.**

**Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

D.35.2 The railway line to the north of the parcel provides a prominent landscape features. There are two small settlements within the parcel; Crowhurst and Crowhurst Lane End. There is some development along Lingfield Common Road and some isolated dwellings throughout the parcel. There are a lot of agricultural uses, some footpaths and tributaries from the River Eden. The area is very rural with a lot of trees and country lanes throughout.

*Has this changed significantly since the Green Belt was first designated?*

D.35.3 Crowhurst Lane End and Crowhurst have not changed much since the Green Belt was designated. From looking at the maps in Appendix A for Lingfield, development along Lingfield Common Road has been there since 1974, when the Green Belt was designated in this area.

*Is any area of the parcel physically connected to a built up area/settlement?*

D.35.4 Crowhurst Lane End and Crowhurst are within the parcel. Both are very small settlements. Lingfield is adjacent to the parcel to the south.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.35.5 Crowhurst Lane End is very linear and tight along Crowhurst Lane, with the railway forming a small part of the boundary. Crowhurst is a bit more dispersed but most of the dwellings are located along the road at low density and on large plots with tree cover, which provides quite a defensible boundary. It should be noted however that both Crowhurst Lane End and Crowhurst are not large built up areas, and so are not applicable to this purpose. Lingfield sits just outside the parcel and it could be said that the development along Lingfield Common Road constitutes sprawl. However, as the development was there prior to the Green Belt this is not sprawl.

#### **Conclusion on Purpose 1**

- D.35.6 The development along Lingfield Common Road extending from Lingfield could be said to be sprawl. However, as it was developed prior to the Green Belt being designated there it is not. As such, the parcel is moderate at meeting this purpose.

#### **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

- D.35.7 The parcel is situated between Lingfield and Oxted in conjunction with Parcels 023, 025 and 036. Crowhurst Lane End and Crowhurst sit within the parcel.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.35.8 All the settlements are quite a distance away from each other. The closest would be Crowhurst Lane End and Crowhurst. Because of the tree cover and topography of the area, you cannot see the settlements from each other. As such a reduction in the gap would not compromise the separation of the settlements.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.35.9 The parcel acts a buffer between Oxted and Lingfield / Lingfield and Crowhurst, Crowhurst and Crowhurst Lane End and Crowhurst Lane End and Oxted. However, due to the distance between these settlements and the physical features, there is no risk of the settlements merging.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.35.10 There is a considerable degree of separation between Oxted and Lingfield, further maintained by a number of landscape features including the railway line and the River Eden. Crowhurst Lane End and Crowhurst are separated by a large amount of trees and even a few water bodies. If either settlement was to extend along Crowhurst Lane, then they could merge. However, this would be highly unlikely as it is still quite a distance between the two.

### **Conclusion on Purpose 2**

- D.35.11 It is considered unlikely that any of the settlements associated with this parcel; Crowhurst Lane End, Crowhurst, Lingfield and Oxted would ever be at risk of coalescence, and so the parcel is considered to play only a minor role in preventing the merging of settlements.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.35.12 The parcel is very rural with a lot of trees, tributaries, country lanes and farm buildings. There is some development within the settlements of Crowhurst Lane End and Crowhurst, as well as along Lingfield Common Road.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.35.13 There is a mix of development in the parcel, there are some agricultural buildings as well as some residential. There are a few community uses, such as a pub and a village hall.

*Does the parcel contain countryside?*

- D.35.14 Parcel 034 is predominantly open countryside, although there are some areas of low density development present within the Green Belt.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.35.15 Development is mostly concentrated in the small settlements of Crowhurst Lane End and Crowhurst and along Lingfield Common Road in the very south of the parcel. Development in Crowhurst is not substantial and is rural in character. There is a slightly greater amount of built form at Crowhurst Lane End, laid out on either side of the lane and also includes a Pub; although a modest collection of development, it is of low density and also rural in character. North of Lingfield Common Road there is a

collection of Park Homes and dwellings that are a concentration of development, and as their setting is in open countryside, the development is noticeable from the surrounding area. This is also applicable to development on the other side of the road in adjacent parcel 036. As such, this has been identified as an area for further investigation (this area is labelled 034 on the map in Appendix F).

### **Conclusion on Purpose 3**

- D.35.16 There are a few areas within the parcel where development exists. The settlements of Crowhurst and Crowhurst Lane End are in large plots, of low density and well screened. However, the development north of Lingfield Common Road, where a collection of Park Homes and dwellings are, are quite prominent on the countryside and as such have been identified as an area for further investigation (this area is labelled 034 on the map in the Appendix F).

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.35.17 There are no Conservation Areas within or visible from the parcel.

*How would you describe the view from, within, into and out of the conservation area?*

- D.35.18 There are no Conservation Areas within the parcel.

*How does the parcel complement the setting of the conservation area?*

- D.35.19 There are no Conservation Areas within the parcel.

### **Conclusion on Purpose 4**

- D.35.20 There are no Conservation Areas within or adjacent to this parcel so it is not considered to serve this purpose.

### **Conclusion: How effectively does Parcel 034 serve the purposes of the Green Belt?**

- D.35.21 There is some development within the parcel but it is only the development along Lingfield Common Road that could be considered sprawl from the large built up area of Lingfield. However, as the development existed prior to the Green Belt, it is not sprawl and therefore the parcel plays a moderate role in checking urban sprawl. Due to the minimal amount of built form present in the parcel it plays a strong role in assisting in safe guarding the countryside from encroachment. However, in the far southern part of the parcel where ribbon development stretches out along Lingfield Common

Road this area is has been identified for further investigation due to the presence of built form that encroaches into the countryside (this area is labelled 034 on the map in Appendix F). The settlements associated with the parcel are a considerable distance from each other and the physical features that separate them prevent the settlements from merging. There are no Conservation Areas in the parcel.

## D.36 GBA 035

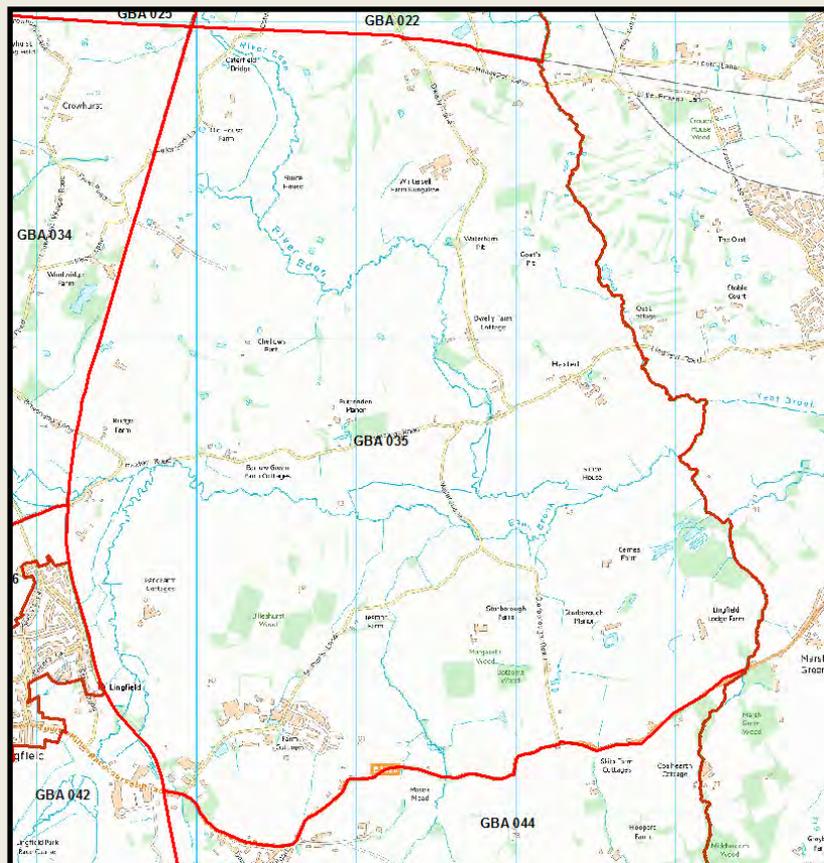


Figure D.36.1 – Map of GBA 035

D.36.1 GBA 035 is located in the south east of the District, on the District border with Sevenoaks. It is typically open countryside, primarily in agricultural use. The River Eden and the Eden Brook run through this parcel, and there are a number of additional small streams, tributaries and ponds scattered throughout the area. The area contains a few copses and woodlands, but is predominantly open fields. It is also generally flat, which enables long distance views across the surrounding countryside in most areas. A few narrow country roads criss-cross through the area as well as several public footpaths. The western boundary of the parcel follows the railway line, a definitive feature of the surrounding countryside due to its raised position on top of a bank. This obstructs most views into adjacent parcels to the

west. A few isolated dwellings are scattered throughout the area as well as several farms, but generally the parcel is free from any significant concentration of development. The exception is the NCYPE centre for young people with epilepsy (now named Young Epilepsy), located in the south western corner of the parcel. This contains a number of buildings and facilities associated with the operations of the centre, including accommodation, a school and chapel.



**Figure D.36.2- Looking north across the parcel from the fields. The Surrey Hills are just visible in the left of the photo in the far distance. Scattered trees and copses intersect with field boundaries in the foreground. The trees in the background to the right cover the railway line that runs west towards South Godstone.**

**Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.36.2 The area is very rural in nature with copses and woodland throughout it, as well as many open fields accessible by public footpaths. There are some country lanes that cross the area and a large number of tributaries from the River Eden. The area is relatively flat and free from development apart from the NCYPE (now named Young Epilepsy) site to the south west of the parcel.

*Has this changed significantly since the Green Belt was first designated?*

D.36.3 The NCYPE (now named Young Epilepsy) site has been established for over 100 years, well before the Green Belt designation, with different maps and documents referring to the site separately as a Training Colony, Epileptic Colony, Hospital School or Training Institute. Despite it being designated within the Green Belt since 1974, extensions and intensification of the site has been allowed. An example of this was in 1996, when a further education unit, including classrooms, offices and parking spaces gained planning permission.

*Is any area of the parcel physically connected to a built up area/settlement?*

D.36.4 There are no large built up areas within close proximity to the parcel. Although Edenbridge within Sevenoaks District is a large built up area, it is not in close proximity to the parcel. In the south western corner of the parcel the boundary is drawn around the inset settlement of Lingfield, along the railway line.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

D.36.5 There are no continuous patterns of built form or ribbon development from Edenbridge towards Parcel 035, and the boundary around Edenbridge is drawn tight around the settlement and as such, it is considered that there is not currently any risk of urban sprawl from outside of the District. Around Lingfield to the south of the parcel, the railway line provides a strong defensible boundary and a clear distinction between the town and the surrounding countryside.

### **Conclusion on Purpose 1**

D.36.6 The defensible boundary of the railway line and the Green Belt in this parcel have prevented sprawl from Lingfield, and therefore the parcel is considered to play a strong role in serving this purpose.

### **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

D.36.7 The Parcel lies between Lingfield and Edenbridge. Dormansland is to the south of the parcel too.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

D.36.8 The distance between these settlements is so significant that it is not considered that they would be likely to coalesce even if there was a

reduction in the gap between the settlements. Even though Dormansland and Lingfield are in close proximity to each other, the railway line would prevent the settlements merging in this parcel.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.36.9 The parcel acts as a buffer between Lingfield and Edenbridge. However, the settlements are such a considerable distance from each other, and separated by physical features such as the railway line around Lingfield, that the two settlements would not merge. The parcel also acts as a buffer between Dormansland and Lingfield, however, due to the railway line, it is highly unlikely the two settlements would merge into this parcel.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.36.10 As the parcel is quite flat you can see long distance views. However, the ridges that the railway line sits on screen a lot of views and therefore you cannot really see neighbouring settlements on the ground. The settlements are also such a distance away from each other it is hard to see the other settlement from each one.

- D.36.11 The ridge of the railway line screens Lingfield and Dormansland.

### **Conclusion on Purpose 2**

- D.36.12 As Edenbridge is a considerable distance from Lingfield and Dormansland, there is no risk of these settlements merging. Further, the railway line that surrounds Lingfield prevents it merging with Dormansland within this parcel. As such, this parcel does not have a role in serving this purpose.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.36.13 The parcel is generally free from development with large open fields, some copses and woodland, tributaries and country lanes throughout the area. The NCYPE School (now named Young Epilepsy) is the main development in the parcel. The railway line is the western boundary of the parcel.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.36.14 There are a few agricultural buildings in the parcel, but these are minimal. The main development in the parcel is the NCYPE school (now named Young Epilepsy).

*Does the parcel contain countryside?*

- D.36.15 Despite the parcel being generally free from non-agricultural development, it is largely countryside that is free from development, which provides a strong rural character.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.36.16 The NCYPE School (now named Young Epilepsy) and another school are present in the Green Belt to the south west of the parcel. The centre is a specialised facility for caring for children who have epilepsy. The site includes a number of buildings and whilst it has some screening, cumulatively this is a prominent feature on the countryside. As such, this area has been identified as an area for further investigation (this area is labelled 035 on the map in Appendix F). The rest of the parcel is generally free from development.

### **Conclusion on Purpose 3**

- D.36.17 The NCYPE School (now named Young Epilepsy) and the other school in the south west of this parcel are prominent features on the countryside. This is emphasised as the majority of the area is free from development. As such, this area has been identified as an area for further investigation (this area is labelled 035 on the map in Appendix F).

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.36.18 There are no Conservation Areas within or visible from the parcel. The Lingfield Conservation Area is across the south eastern boundary.

*How would you describe the view from, within, into and out of the conservation area?*

- D.36.19 There are no Conservation Areas within the parcel.

*How does the parcel complement the setting of the conservation area?*

- D.36.20 There are no Conservation Areas within the parcel. The Green Belt in the adjacent parcel 042 is considered to play a more direct role in preserving the setting and special character of the Lingfield Conservation area.

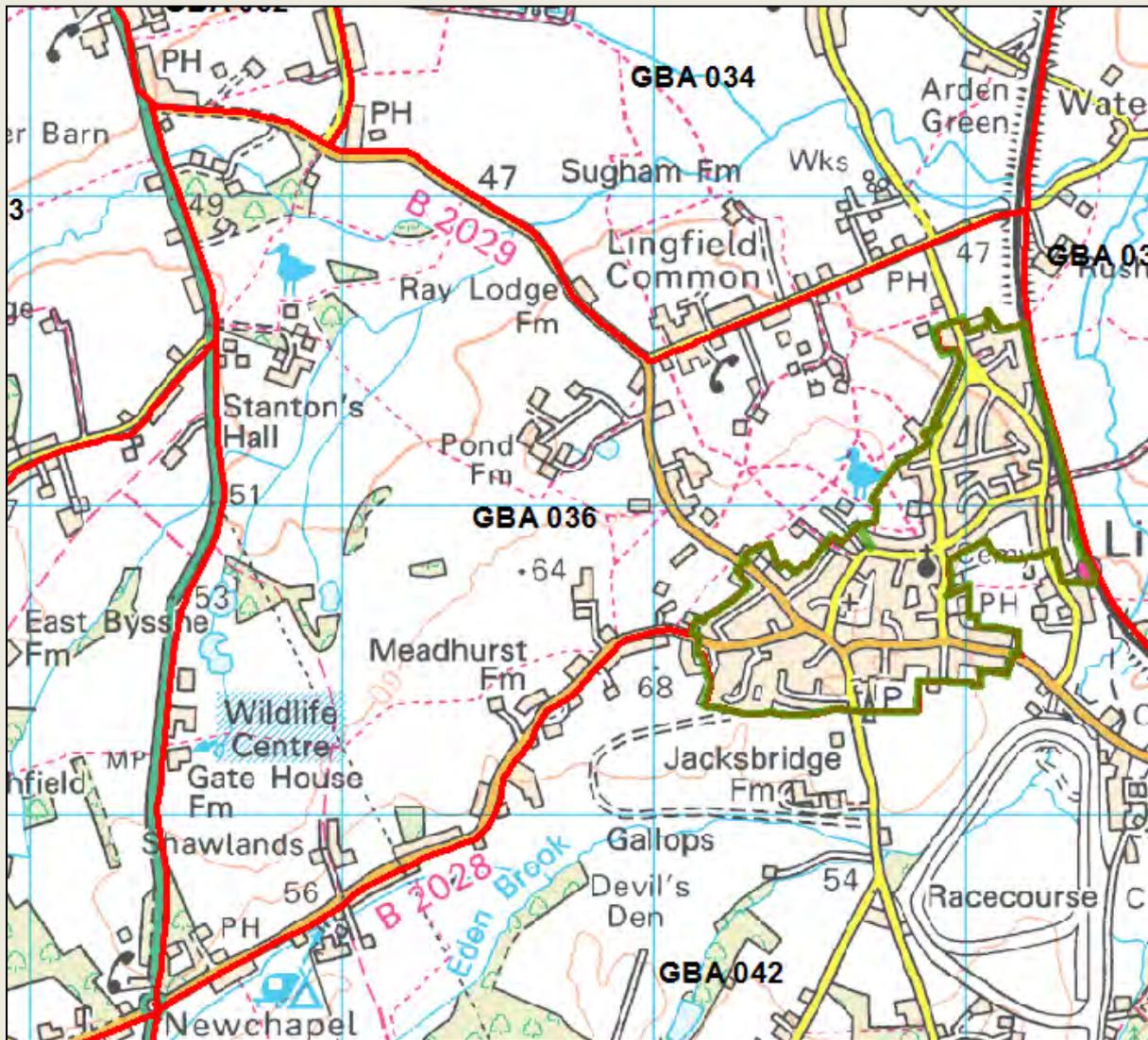
### **Conclusion on Purpose 4**

D.36.21 There are no Conservation Areas within and this parcel does not complement the setting of the adjacent Lingfield Conservation Area, so it is not considered to serve this purpose.

**Conclusion: How effectively does Parcel 035 serve the purposes of the Green Belt?**

D.36.22 The parcel has a generally strong open character except in the far south western corner indicating it is effective at serving purpose 3. The development of the NCYPE (now named Young Epilepsy) and the other school to the south west of the parcel are prominent features on the countryside and as such have been identified as an area for further investigation (this area is labelled 035 on the map in Appendix F). Due to its location away from any large built up area it is not considered to play a role in serving the first two purposes or in preserving the setting of any Conservation Areas.

**D.37 GBA 036**



**Figure D.37.1 – Map of GBA 036**

D.37.1 Parcel 036 is located in the south of the District adjacent to the inset settlement of Lingfield. The parcel is mostly open countryside, and contains two nature reserves: one north of Lingfield and another in the north-west, south of Blindley Heath. The area is predominately flat with some gentle hills towards the centre. Much of the area is farmland, used for grazing livestock, including sheep and cows. The wildlife centre in the south west of the parcel has a range of native animal species. A number of public footpaths skirt through this area, although many were overgrown at the time they were visited, making it hard to traverse. The western areas of the parcel are mostly free from development, being predominantly open fields and woodland. There are some isolated dwellings and farm buildings scattered across the parcel and some ribbon development along the roads to the south. There is also some development concentrated along the south of Lingfield Common Road, including a substantial redevelopment at the site of a former nursery. Some large dwellings are also present here and also in the adjacent parcel to the north.



**Figure D.37.2 - Open countryside in the fields to the north of Lingfield. Dwellings are just visible through the tree line in the background. Much of the settlement is screened by foliage.**



**Figure D.37.3 - Ponds at Pond Farm, west of Lingfield.**



**Figure D.37.4 - Open countryside in the west of the parcel. Fields used for grazing livestock are a common land use in the parcel.**



**Figure D.37.5 - Residential development along Lingfield Common Road.**

## Purpose 1: to check the unrestricted sprawl of large built-up areas

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.37.2 The parcel has a two nature reserves within it, as well as some fields used for grazing and farming. There are also some clusters of development, particularly along Lingfield Common Road.

*Has this changed significantly since the Green Belt was first designated?*

- D.37.3 From looking at the maps in Appendix A for Lingfield, development along Lingfield Common Road has been there since 1974, when the Green Belt was designated in this area. The Blindley Heath Local Nature Reserve was designated in 1991 as well as being part of the area being designated a Site of Special Scientific Interest (SSSI). In 1998, a management committee was set up and part of the land was allowed to be grazed, in order to retain the biodiversity and character of the area. The historic assessment (detailed in Appendix A) does not identify any other changes within this parcel. However, the historic assessment focused on settlements and therefore did not consider changes to individual farm buildings or dwellings that are detached from the settlement.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.37.4 The parcel is adjacent to the settlements of Lingfield to the east and Blindley Heath to the north.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.37.5 The boundary around Lingfield is mostly made up by residential dwellings that create a defensible boundary of built form. There is a part of the settlement boundary made up by Jenner's Field recreation ground. As this backs onto fields, there is a slight blur between town and country and as such has been identified as an area for further investigation (this area is labelled 036 on the map in Appendix F). The boundary for Blindley Heath is defined by the A22 and Ray Lane.

## Conclusion on Purpose 1

- D.37.6 There have been some small changes to the parcel but these reflect the need for grazing to occur at Blindley Heath Nature Reserve and therefore are not applicable to this purpose. The settlement boundary of Lingfield is well defined apart from a small part where Jenner's Field recreation ground is located and blurs the lines between town and country. As such, this has

been identified as an area for further investigation (this area is labelled 036 on the map in Appendix F).

### **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

- D.37.7 The parcel lies partly between Lingfield and Blindley Heath in conjunction with adjacent parcels 034 and 032.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.37.8 There is a considerable distance between Blindley Heath and Lingfield, and physical features like surrounding woodland south of Blindley Heath also limit the spread of development between these two settlements.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.37.9 The parcel acts as a buffer to Lingfield and Blindley Heath, which both adjoin the parcel. However, as the settlements are a considerable distance from each other and are adequately screened, there is no risk of them merging.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.37.10 The settlements of Blindley Heath and Lingfield are such a distance away from each other and screened by dense woodland, that you cannot see one settlement from the other.

### **Conclusion on Purpose 2**

- D.37.11 It not likely that the settlements of Blindley Heath and Lingfield would ever be at risk of merging due to the distance between them and the other physical features, such as woodland that separates the settlements. As such, this parcel plays a minor role in preventing settlements merging.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.37.12 The parcel contains two Nature Reserves, some grazing land and woodlands. The settlements of Lingfield and Blindley Heath adjoin the parcel. There is a wildlife centre within the parcel and some concentrations of development, particularly along Lingfield Common Road.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.37.13 There are some agricultural buildings in the area, a wildlife centre as well as some residential dwellings.

*Does the parcel contain countryside?*

- D.37.14 The parcel is largely free from development, containing countryside, particularly in the western areas.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.37.15 There are some buildings present along Eastbourne Road and Newchapel Road to the south. However, they are not of any considerable size or density to have a significant encroaching effect on the countryside. Along the southern half of Lingfield Common Road there is a moderate concentration of development, including a housing estate at Ray Close, and the recent redevelopment of a Nursery has resulted in several sizeable dwellings in the Green Belt, although these were considered an improvement on openness from the previous use of the land. Other detached dwellings are also located along here. Development is also present on the other side of the road in the adjacent parcel 034. Given the concentration of buildings here, there is an encroaching effect on the countryside and as such, this has been identified as an area for further investigation (this area is labelled 034 on the map in Appendix F).

### **Conclusion on Purpose 3**

- D.37.16 The majority of the area is countryside and largely free from development. However, there is a concentration of development along Lingfield Common Road in Ray Close. As such, this area has an encroaching presence on the countryside and has been identified as an area for further investigation (this area is labelled 034 on the map in Appendix F).

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.37.17 Within the settlement of Lingfield is a Conservation Area.

How would you describe the view from, within, into and out of the conservation area?

- D.37.18 The views to and from the Conservation Area related to this parcel are of the built up settlement of Lingfield.

*How does the parcel complement the setting of the conservation area?*

- D.37.19 The part of the Green Belt in this parcel that borders the settlement is not adjacent to the Conservation Area. The Conservation Area's setting is surrounded by development rather than the Green Belt and therefore does not complement its setting.

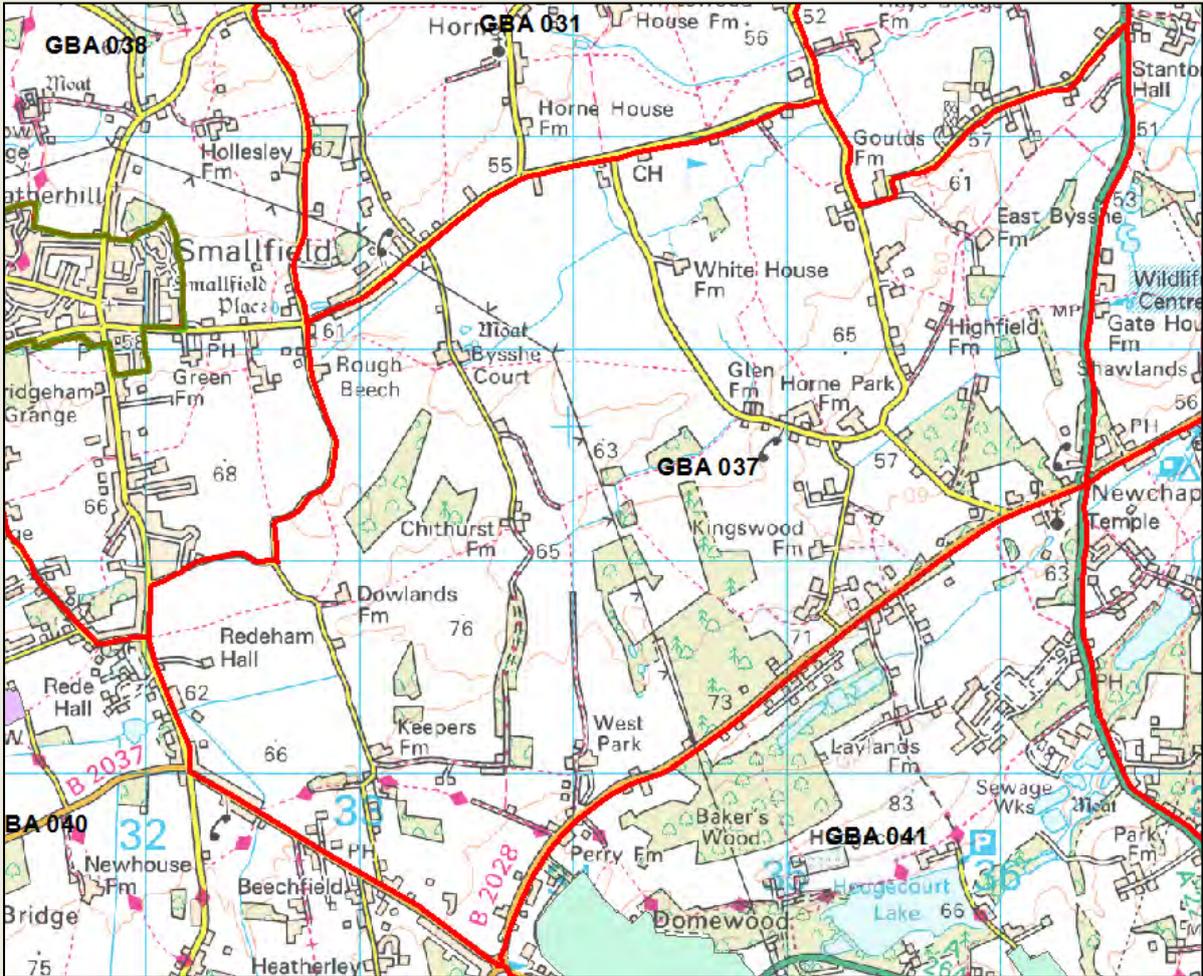
#### **Conclusion on Purpose 4**

- D.37.20 As the Conservation Area is surrounded by the development within Lingfield, the parcel is not considered to play a role in preserving the setting and special character of the Conservation Area.

#### **Conclusion: How effectively does Parcel 036 serve the purposes of the Green Belt?**

- D.37.21 The parcel is mainly countryside. However, there is a concentration of development along Lingfield Common Road which encroaches upon the countryside. As such, it has been identified as an area for further investigation (this area is labelled 034 on the map in Appendix F). The boundary around Lingfield is generally well defined. However, Jenner's Field recreation ground blurs the lines between town and country. As such, this area has been identified as an area for further investigation (this area is labelled 036 on the map in Appendix F). The parcel is not considered to preserve the setting of the Conservation Area either due to the fact that development in Lingfield surrounds it and forms its immediate setting rather than the Green Belt in this area. Blindley Heath and Lingfield are such a distance way from each other that there is no risk for the settlements to merge.

## **D.38 GBA 037**



**Figure D.38.1 – Map of GBA 037**

- D.38.1 GBA 037 is located east of Smallfield, in the south of the District. The parcel is almost entirely open countryside, free from development: there are some isolated dwellings and farm buildings but no significant concentrations of built form. A small golf course is located in the north eastern part of the parcel. Several wooded areas are scattered around the west and southern areas, the largest being Hornewood adjacent to the B2028; the road marks the parcel boundary with 041. A number of large farms are dotted across the parcel and the area is predominantly flat.



Figure D.38.2 - Farmland in the centre of the parcel. The central area is very open with only hedges breaking line of sight across the field boundaries.



Figure D.38.3 - Open fields and countryside south of Croydon Barn Lane.

### **Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.38.2 There are some large dwellings within the parcel and also some agricultural buildings. However, the parcel is mainly free from development.

*Has this changed significantly since the Green Belt was first designated?*

- D.38.3 The historic assessment (detailed in Appendix A) does not identify any changes within this parcel. However, the historic assessment focused on settlements and therefore did not consider changes to individual farm buildings or a school that was detached from the settlement.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.38.4 The parcel is not adjacent to any settlements. Although Smallfield is in the adjacent parcel GBA 038.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.38.5 There are no built up areas within the parcel and therefore there are no strong defensible boundaries that are relevant.

### **Conclusion on Purpose 1**

The parcel is not adjacent to an urban area. It is therefore not considered to play a role at restricting urban sprawl from built up areas.

### **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

- D.38.6 The parcel lies partly between Smallfield and Felbridge, in conjunction with GBA 038 and 041. However, there are no settlements within the parcel itself.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.38.7 As there are no settlements within the parcel, there are no gaps to consider.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.38.8 The parcel acts as a buffer between Smallfield and Felbridge. With parcel 036, the parcel acts as a buffer between Smallfield and Lingfield. However, all settlements are such a distance away from each other, that there is no risk of them merging.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.38.9 The settlements of Lingfield, Smallfield and Felbridge are all such a considerable distance away that they cannot be seen on the ground from one another.

### **Conclusion on Purpose 2**

- D.38.10 The distance between Smallfield, Lingfield and Felbridge, which are associated with this parcel is so significant that it is not considered likely that they would ever be at risk of merging. The parcel is not considered to serve this purpose.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.38.11 There are some dwellings within the parcel, some agricultural buildings and some large woodland. The parcel mainly contains open fields with tree and hedge-lined edges and therefore is rural in character.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.38.12 There are some agricultural buildings and some dwellings within the parcel, but it is largely free from development.

*Does the parcel contain countryside?*

- D.38.13 The parcel is generally free from development, containing countryside.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.38.14 The development in the parcel ranges in size. Some of the agricultural buildings are large in size but are an expected figure on a rural setting. The dwellings tend to be well screened and of low density so as to not encroach on the countryside.

### Conclusion on Purpose 3

- D.38.15 Aside from isolated dwellings and farm buildings that do not have a significant encroaching effect on the countryside, the Green Belt in this parcel has been effective at safeguarding the countryside from encroachment due to the general absence of development.

### Purpose 4: to preserve the setting and special character of historic towns

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.38.16 There are no Conservation Areas within or visible from the parcel.

*How would you describe the view from, within, into and out of the conservation area?*

- D.38.17 There are no Conservation Areas within the parcel.

*How does the parcel complement the setting of the conservation area?*

- D.38.18 There are no Conservation Areas within the parcel.

### Conclusion on Purpose 4

- D.38.19 There are no Conservation Areas within or adjacent to this parcel so it is not considered to serve this purpose.

### Conclusion: How effectively does Parcel 037 serve the purposes of the Green Belt?

- D.38.20 Due to the parcel's location away from any major built up areas it does not serve the purposes that relate to containing sprawl or preventing settlements merging. There are also no Conservation Areas here so it does not serve purpose 4. However, the parcel is predominantly open countryside free from development, indicating it has been effective at safeguarding the countryside from encroachment.

## D.39 GBA 038



Figure D.39.1 – Map of GBA 038

- D.39.1 GBA 038 is located in the south west of the District, bordering the M23 and wrapping around most of the inset settlement of Smallfield. Part of the small rural village of Outwood is also within this parcel. Some small copses and wooded areas are scattered across the area, and a small part of the Outwood Conservation Area is located within this parcel. North of Smallfield is predominantly open farmland for grazing livestock or horses; a number of farms are also located to the south.
- D.39.2 There is some built form at Outwood, mostly small scale dwellings. Development is present outside of the Green Belt south of Smallfield, along Redehall Road; elsewhere in the parcel built form is generally minimal and restricted to some isolated dwellings and farm buildings.



**Figure D.39.2 - Residential development along Park Road. This area is more in keeping with a typical suburban street.**



**Figure D.39.3 - Residential development at Geary Close.**



**Figure D.39.4 - Open fields and countryside north of Smallfield used for grazing Livestock. There are a number of farms in this area.**

**Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.39.3 The parcel is adjacent to the built up area of Smallfield. There is quite a lot of development within the parcel, mainly along Rede Hall Road, Park Road and Geary Close. There is also a caravan park within the parcel and a small part of the settlement of Outwood. There are a number of farms within the parcel. The M23 forms the western boundary.. Burstow Lodge Business Centre is also located within the parcel.

*Has this changed significantly since the Green Belt was first designated?*

- D.39.4 When the Green Belt was first designated in the south of the District in 1974, Smallfield was washed over by the Green Belt. In 1986, Smallfield had grown substantially that it was removed from the Green Belt. There is an extension to Smallfield that extends along Rede Hall Road, Park Road and Geary close. It cannot be identified if they existed prior to the designation of the Green Belt and as such has been identified as an area for further investigation (this area is labelled 037 on the map in Appendix F). The small part of Outwood that is within the parcel has remained unchanged since the Green Belt was designated in this area.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.39.5 The parcel is connected to Smallfield and contains a small part of the settlement of Outwood within it. Although, for this purpose, the settlement of Outwood is not considered a large built up area.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.39.6 Smallfield is a built up area that is inset from the Green Belt. The boundary around the settlement is tight against the residential dwellings and has remained unchanged since 1986. However, the settlement has a substantial amount of development stretching southwards along Rede Hall Road, Park Road and Geary Close.

### **Conclusion on Purpose 1**

- D.39.7 The ribbon development that spread southwards is of a great enough scale as to be considered sprawl. This is further emphasised by the fact that development has spread outwards from the main road along Rede Hall Road, Park Road and Geary Close. A large caravan park is also located here that extends east from the road into the surrounding countryside. The cumulative impact of subsequent development in this area has resulted in a sprawling effect into the Green Belt. The parcel has therefore not served this purpose effectively as built form has not been contained within the boundaries of the inset settlement. It is recognised that these developments may have been there before the Green Belt was designated. However, that is not clear from the historic assessments in Appendix A, and therefore this area has been identified for further investigation (this area is labelled 037 on the map in Appendix F).

### **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

- D.39.8 The parcel is adjacent to Smallfield but also contains part of the rural settlement of Outwood

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.39.9 There is a considerable distance between the settlements of Smallfield and Outwood and therefore coalescence would be unlikely.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.39.10 The parcel acts as buffer between the inset settlement of Smallfield and Outwood to the north of the parcel. The settlements are a fair distance away from each other and there are some areas of large woodland between the two to prevent them from merging into one another.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.39.11 The settlements are quite a distance away from each other, and with some screening from the woodland in the parcel, you cannot see all of one settlement from the other.

### **Conclusion on Purpose 2**

- D.39.12 The parcel is considered to have a minor role in serving this purpose as it prevents the settlements of Smallfield and Outwood merging. However, the settlements are such a distance from each other that it would be highly unlikely that they would merge.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.39.13 There is quite a lot of development within the parcel, mainly along Rede Hall Road, Park Road and Geary Close. There is also a caravan park within the parcel and a small part of the settlement of Outwood, which also has some development extending from it along Millers Lane. There are a number of farms within the parcel. The M23 forms the western boundary.. Burstow Lodge Business Centre is also located within the parcel.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.39.14 There is a mix of development in the area; there are agricultural buildings, residential dwellings and some industrial in Burstow Lodge Business Centre.

*Does the parcel contain countryside?*

- D.39.15 The parcel is generally open countryside and farmland free from development. Although there are some concentrations of development in the north of the parcel at Outwood, particularly along Millers Lane and also from Smallfield along Rede Hall Road, Park Road and Geary Close. As such, both of these areas have been identified as areas for further

investigation (these areas are labelled 031 and 037 respectively on the map in Appendix F).

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.39.16 The development within the area is of different size and scale. However, the development along Millers Lane to the north of the parcel, the development along Rede Hall Road, Park Road and Geary Close are all large concentrations of development that cumulatively encroach upon the countryside. As such these areas have been identified as areas for further investigation (these areas are labelled 031 and 037 respectively on the map in Appendix F).

### **Conclusion on Purpose 3**

- D.39.17 There is a fair amount of countryside within the parcel. However, there are some large concentrations of development, in particular along Millers Lane, Rede Hall Road, Park Road and Geary Close that they encroach upon the countryside. As such, these areas have been identified as areas for further investigation (these area are labelled 031 and 037 respectively on the map in Appendix F).

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.39.18 The parcel contains part of the Outwood Conservation area in the north eastern corner.

*How would you describe the view from, within, into and out of the conservation area?*

- D.39.19 The views to and from the Conservation Area are open countryside and woodland, as well as buildings of historic interest.

*How does the parcel complement the setting of the conservation area?*

- D.39.20 The Conservation Area sits in open countryside surrounded by fields, farmland and woodland. As such this area has been identified for further investigation (this area is labelled 031 on the map in Appendix F).

### **Conclusion on Purpose 4**

- D.39.21 It is considered that the Green Belt preserves its setting and special character (along with the Green Belt in adjacent parcels 031 & 030), and without the protection of the Green Belt this setting could be lost. It is

therefore considered that the parcel makes a strong contribution to this purpose and to understand the importance of the Green Belt to the Conservation Area, this area has been identified as an area for further investigation (this area is labelled 031 on the map in Appendix F).

**Conclusion: How effectively does Parcel 038 serve the purposes of the Green Belt?**

D.39.22 The parcel assists with preserving the setting of the Outwood Conservation Area in conjunction with adjacent parcels and to understand its importance further, it has been identified as an area for further investigation (this area is labelled 031 on the map in Appendix F) Within this area for further investigation is some development along Millers Lane, which cumulatively encroaches upon the countryside (this area is also labelled 031 on the map in Appendix F). The cumulative development along Rede Hall Road, Park Road and Geary Close also encroaches on the countryside and is considered to be urban sprawl. As such, this area has been identified as an area for further investigation (this area is labelled 037 on the map in Appendix F). The parcel plays some role in preventing the merging of Smallfield and Outwood, although there is a considerable distance between them.

**D.40 GBA 039**



**Figure D.40.1 – Map of GBA 039**

- D.40.1 GBA 039 is located at the western boundary of Tandridge District. It is bounded by the M23 to the east, the District's boundary with Reigate and Banstead to its west and south and by Green Lane to its north.
- D.40.2 Most of the land in the parcel is agricultural, with many trees and hedges intersecting fields used for farming (particularly in the southern half of the parcel) and the rest for grazing land, although on a number of fields it was observed on site visits that grazing did not appear to have taken place recently. Despite the widespread use for agriculture there are also a number of different land uses in the parcel, including a Gypsy and Traveller site, a Timber Yard, a scaffolding facility and a Waste Water Treatment Works, and a scattering of dwellings including a Park Homes estate. The topography varies slightly, broadly rising from the south to the north.



**Figure D.40.2 - Looking south from fields in northern part of GBA 039. Field boundaries are marked by thick, tree boundaries, limiting medium and long views throughout this area.**



**Figure 39.3 - Looking North West across fields near Hathersham Farm. Tree coverage is less dense, allowing for long distance views northward.**

**Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.40.3 In the centre of the northern part of the parcel sits Orchard Farm, a large farm complex (including a kennels/cattery), that is accessed from Woolborough Lane. The lane is lined by tree cover which prevents long distance views of other parts of the parcel and beyond, and also screens views of the farm houses and fields which lie nearby to the lane. A notable feature of this area is the Park Home estate containing 20 or so dwellings.
- D.40.4 In the centre of the parcel lies Hathersham Farm, another large farm complex. Whilst surrounding fields are lined with trees and hedges, the screening is less dense than in the northern part of the parcel and so the area is open with longer views possible.
- D.40.5 The southern part of the parcel contains mostly agricultural fields, lined with hedges and trees. At the very southern part of the parcel is a Waste Water Treatment Works, which is screened in such a manner that it cannot be seen from the wider parcel. Similarly, the scaffolding works located in an area between Hathersham Lane and the M23 cannot be seen from anywhere in the parcel or from neighbouring parcels, aside from the road frontage due to natural screening by mature trees.

D.40.6 The parcel is also adjacent to Smallfield on the other side of the M23.

*Has this changed significantly since the Green Belt was first designated?*

D.40.7 When the Green Belt was first designated in the south of the District in 1974, Smallfield was washed over by the Green Belt. In 1986, Smallfield had grown substantially that it was removed from the Green Belt. The historic assessment (detailed in Appendix A) does not identify any other changes within this parcel. However, the historic assessment focused on settlements and therefore did not consider changes to individual farm buildings or a school that was detached from the settlement.

*Is any area of the parcel physically connected to a built up area/settlement?*

D.40.8 The parcel is adjacent to the settlement of Smallfield on the other side of the M23, which is the eastern boundary of the parcel. Horley is in close proximity to the west within the Borough of Reigate and Banstead.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

D.40.9 This area of the Green Belt is in relatively close proximity to the large built up area of Horley. The expansion of this town is in part limited by surrounding woodland and Green Belt land in neighbouring Reigate & Banstead. At present it is not considered that the Green Belt in Tandridge has any role in checking sprawl from Horley.

D.40.10 Smallfield lies to the south east of this parcel. However, the M23 provides a strong barrier to limit further development into this parcel.

### **Conclusion on Purpose 1**

D.40.11 Whilst there is development within the area, it cannot constitute sprawl for this purpose, as it is not connected to a large built up area. The M23 and the woodland provide barriers to Smallfield and Horley expanding and sprawling into the parcel. As such, this parcel plays a minor role in serving this purpose.

### **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

D.40.12 A small part of the southern area of the parcel lies between Smallfield and Horley. There are no settlements within the parcel.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.40.13 The M23 and woodland act in part as physical barriers to prevent coalescence between Smallfield and Horley. Therefore a reduction in this gap would not compromise the separation of the settlements.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.40.14 The parcel acts as a buffer between Smallfield and Horley. However, the settlements are prevented from merging by the M23 and large woodland by Horley.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.40.15 The woodland adjacent to Horley screens the small part of the settlement that is associated with this parcel. As such, you cannot see one settlement from the other.

### **Conclusion on Purpose 2**

- D.40.16 The physical barriers such as the M23 and woodland between Smallfield and Horley, means that they would not physically merge. However, the Green Belt is likely to assist this and as such this parcel plays a minor role in serving this purpose.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.40.17 In the north west corner of the parcel is a site occupied by members of the Travelling community, and to its immediate east is a Timber Yard. Both sites are lined by trees at its borders and so cannot be easily seen from other points within the parcel. Tree coverage is a feature of the northern areas, which limits medium and long range views throughout. The M23 at the east of the parcel is similarly not always visible throughout, being lined by thick tree coverage which hides it from view, but remains audible from the outlying fields.

- D.40.18 There are a number of farms throughout the area and a waste water treatment works, which is also well screened from the wider parcel. There are some patches of woodland scattered through the parcel.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.40.19 Of the development that exists, most relates to agriculture whilst other uses, such as the Gypsy and Traveller site, the Waste Water Treatment Works, Scaffolding Yard and the Park Homes Estate are also within the parcel.

*Does the parcel contain countryside?*

- D.40.20 The parcel is relatively free from development; and contains countryside.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.40.21 The development in the parcel is a range of size and scale. Whilst some of it is quite large in statue, it is very well screened by the foliage; such as the waste water treatment works and the timber yard. The development is scattered throughout the parcel and therefore is not concentrated.

### **Conclusion on Purpose 3**

- D.40.22 Even though there is development within the parcel, they are well screened from the wider countryside by trees which limit their encroaching effect. The development is also not concentrated and as such the parcel is effective at serving the purpose to safeguard the countryside from encroachment.

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.40.23 There are no Conservation Areas within or visible from the parcel.

*How would you describe the view from, within, into and out of the conservation area?*

- D.40.24 There are no Conservation Areas within the parcel.

*How does the parcel complement the setting of the conservation area?*

- D.40.25 There are no Conservation Areas within the parcel.

### **Conclusion on Purpose 4**

- D.40.26 There are no Conservation Areas within or adjacent to this parcel so it is not considered to serve this purpose.

## Conclusion: How effectively does Parcel 039 serve the purposes of the Green Belt?

D.40.27 The parcel is largely undeveloped, and where there is development it is mostly related to agricultural uses. The other development in the area is very well screened and scattered throughout the parcel and therefore the parcel safeguards the countryside from encroachment. There are no Conservation Areas in the parcel. The parcel is considered to play a minor role in checking urban sprawl and preventing settlements from merging due to the physical barriers of the M23 adjacent to Smallfield and the woodland around Horley.

## D.41 GBA 040

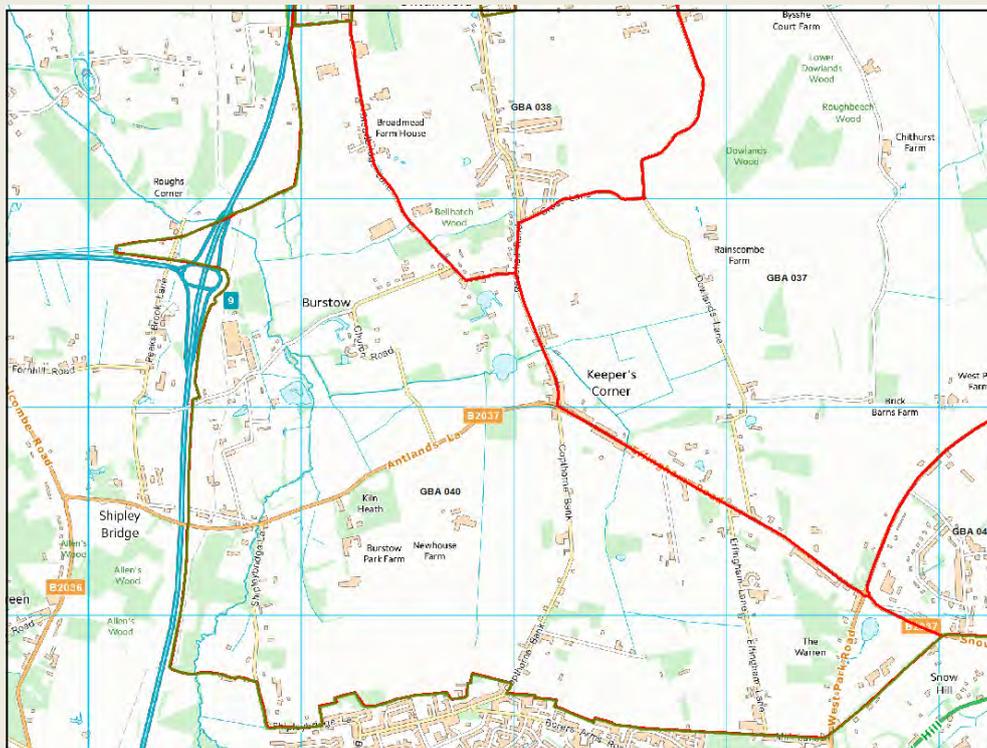


Figure D.41.1 – Map of GBA 040

D.41.1 GBA 040 is located in the far south western corner of the District, on the border with Reigate and Banstead to the west and Mid Sussex and the settlement of Cophorne to the south. Within this parcel is the village of Burstow. The area sits almost directly below the Gatwick Flight Path, particularly the areas south of Burstow adjacent to the M23. Aeroplanes descending to land at Gatwick fly almost continuously over the fields here and are constantly audible from some distance away. The area is typically flat and open, although there are wooded areas dispersed across the

parcel, particularly south of Burstow where tree cover serves to screen the bulk of properties.

- D.41.2 A few isolated farms and dwellings are present in this parcel; at Newhouse Farm there are also some larger warehouses and additional employment uses. South of Newhouse Farm, across the fields is the large settlement of Copthorne, with its significant urban form clearly visible across the open countryside. In many places along the boundary there is a sharp contrast between the open countryside and fields in Tandridge and the sudden arrival of the built form of the settlement in Mid Sussex. There are some mobile homes, a golf course and a large hotel at Effingham Road within the parcel.



**Figure D.41.2 - Looking south from the fields just north of Copthorne. The settlement is just visible beyond the tree line in the distance.**



**Figure D.41.3 - Aeroplanes coming into land at Gatwick from the fields south of Burstow. The noise is a constant feature from the outlying fields beneath the flight path.**



**Figure D.41.4 - Effingham Park hotel in the far south of the parcel is a sizeable building in the Green Belt.**



**Figure 41.5 - Dwellings from Copthorne visible from the fields to the north. There are no physical constraints that would restrict further development here: only Green Belt has prevented it.**



**Figure D.41.6 - Apartment block along Green Lane. Its considerable size makes it stand out in contrast to surrounding development that is a much lower height, save for the other apartment block further down the road. Most dwellings in this area are far smaller in size.**



**Figure D.41.7 - The derelict Mushroom Farm south of Burstow. It is one of the largest brownfield sites in the District, but it is located under the Gatwick Safety Zone.**



**Figure D.41.8 - Burstow Conservation Area.**

**Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.41.3 There are a sporadic covering of dwellings along Green Lane and in the Shipley Bridge area, including some mobile homes and sites resided in by members of the travelling community. Many of the properties in this area are set in large plots and generally screened by tree cover, with most also having secured gates and high walls.
- D.41.4 The southern area of the parcel contains a moderate amount of development, particularly in the form of ribbon development along the roads. This is most obvious along the southern stretch of Cophorne Bank and also Effingham Road. A large hotel and golf course are at Effingham Park, and a care home. Woodland along West Park Road screens this area of the parcel from the open fields further to the west.
- D.41.5 The settlement of Burstow is also in this parcel, as well as some agricultural buildings. There is also some large industrial units and employment park within the parcel.

*Has this changed significantly since the Green Belt was first designated?*

- D.41.6 When the Green Belt was first designated in the south of the District in 1974, Smallfield was washed over by the Green Belt. In 1986, Smallfield had grown substantially that it was removed from the Green Belt
- D.41.7 There have been minimal changes to the settlement of Burstow. To the west of Burstow with the development of the Mushroom Farm (first approved in 1959) and, more recently, Gatwick Airport car parking (from the 1980s onwards) has made the area more urbanised than rural. In both these cases, however, much of the development predated the designation of the Green Belt in this area.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.41.8 The parcel contains the settlement of Burstow within it. The settlement of Copthorne is located immediately beyond the boundary to the South. A small part of the parcel abuts Smallfield in the north.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.41.9 This parcel is one of several parcels in the south of the District that marks the end of the Metropolitan Green Belt. The District boundary does not align directly with the built up area of Copthorne but there is minimal development within Tandridge District from Copthorne.
- D.41.10 The boundary of Smallfield is defined by residential dwellings and woodland.

### **Conclusion on Purpose 1**

- D.41.11 Copthorne sits in Mid Sussex to the south of this parcel adjacent to the District boundary. The strategic assessment (set out in Appendix B) identifies the importance of the Green Belt adjacent to Copthorne and preventing sprawl into Tandridge District. To understand this further, the area has been identified as an area for further investigation (this area is labelled 038 on the map in Appendix F). Whilst there has been some change in the parcel, it does not extend from a large built up area and therefore is not applicable to this purpose.

## Purpose 2: to prevent neighbouring towns merging into one another

*What settlements/towns are within the parcel?*

- D.41.12 The settlements of Smallfield and Copthorne are both adjacent to the parcel, in the north and south respectively. The settlement of Burstow is within the parcel and the settlement of Domewood is also in close proximity in GBA 041.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.41.13 The gap between Smallfield and Burstow is fair. However, there is a lot of development already between the two, which if extended could cause the two settlements to merge.
- D.41.14 Although there is some distance between Copthorne and Domewood, if further development was permitted between the settlements this could lead to a physical merging of them. There is already some development between them, and although it is sporadic and scatted between the gap it does indicate that the separation between the two settlements has been eroded somewhat.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.41.15 The parcel acts as a buffer between a number of settlements; Smallfield and Burstow, Burstow and Copthorne, and Copthorne and Domewood. Within the Green Belt in this parcel there are existing developments between Smallfield and Burstow, and Copthorne and Domewood and as such the parcel is an important buffer between these settlements. The development within the buffer between Smallfield and Burstow has been identified as an area for further investigation (this area is labelled 037 on the map in Appendix F). The development between Copthorne and Domewood has been identified as an area for further investigation (this area is labelled 038 on the map in Appendix F).

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.41.16 Due to the topography and foliage within the area it is not easy to see one settlement from another. However, as you leave one settlement and travel down a road towards the next settlement; Smallfield to Burstow or Copthorne to Domewood, due to the development between the settlements it is difficult to know when you are leaving one settlement and arriving at another.

## Conclusion on Purpose 2

- D.41.17 The parcel lays adjacent to Copthorne, and the southern area of the parcel is situated close to Domewood, covered by Parcel 041. Additional development in this area could reduce this separation visually or physically. This is also the case between Smallfield and Burstow in the north of this parcel. As such, these areas have been identified as areas for further investigation (these areas are labelled 038 and 037 respectively on the map in Appendix F).

## Purpose 3: to assist in safeguarding the countryside from encroachment

*What are the characteristics and features of the area?*

- D.41.18 Green Lane includes two large, multi-story apartment blocks as well as the former Blue Prince Mushroom Farm. This derelict site contains hard standing and a number of large buildings and structures associated with the previous use. Also adjacent to the site is a small industrial unit and large Gatwick car parking area. Elsewhere in the parcel there is also some sporadic development, particularly along Copthorne Bank Road and south of Effingham Lane there is also some sporadic ribbon development.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.41.19 There is a mix of development within the area; there are some residential, some agricultural and some industrial.

*Does the parcel contain countryside?*

- D.41.20 The parcel contains mostly open countryside in the form of fields and woodland. However, there is also a lot of large scale development within the parcel.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.41.21 The development in the area is a mix of size and scale. Some of the residential development along Green Lane is of a large scale in its surrounding in the countryside. The industrial uses within the Mushroom Farm and the Gatwick car parking are also prominent and urbanised in a rural setting. As such this area has been identified as an area for further investigation (this area is labelled 039 on the map in Appendix F).

## Conclusion on Purpose 3

- D.41.22 Although the development along Green Lane is gated off and screened from most of the surrounding area it nonetheless has a considerable

encroaching presence on the countryside due to the extent of built form present. The industrial buildings and the Gatwick car parking site both have an urbanised character and are prominent in their rural setting. As such this area has been identified as an area for further investigation (this area is labelled 039 on the map in Appendix F).

#### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

D.41.23 The settlement of Burstow is a designated Conservation Area.

*How would you describe the view from, within, into and out of the conservation area?*

D.41.24 There are views to the Church and Rectory and surrounding dwellings, and to the surrounding countryside.

*How does the parcel complement the setting of the conservation area?*

D.41.25 The Conservation Area is set in open fields, surrounded by countryside and woodland, within this parcel.

#### **Conclusion on Purpose 4**

D.41.26 It is considered that the Green Belt plays an effective role in preserving the setting and special character of this Conservation Area, and as such has been identified as an area for further investigation (this area is labelled 040 on the map in Appendix F).

#### **Conclusion: How effectively does Parcel 040 serve the purposes of the Green Belt?**

D.41.27 GBA 040 plays an effective role in serving almost all of the purposes of the Green Belt. Due to its proximity to the urban settlement of Copthorne and strategic positioning close to Domewood it has a role in preventing urban sprawl, and safeguarding the separation between these two settlements. As such this area has been identified as an area for further investigation (this area is labelled 038 on the map in Appendix F). The parcel also plays a role separating Smallfield and Burstow and as such has been identified as an area for further investigation (this area is labelled 037 on the map in Appendix F).

D.41.28 There are some large prominent buildings within the countryside that have an urban character. These are along Green Lane, the industrial units at the Mushroom Farm and the Gatwick car parking site. As such this area has

been identified as an area for further investigation (this area is labelled 039 on the map in Appendix F). It is also considered to play a considerable role in preserving the setting of the Burstow Conservation Area and as such this has been identified as an area for further investigation (this area is labelled 040 on the map in Appendix F).

## D.42 GBA 041



Figure D.42.1 – Map of GBA 041

- D.42.1 GBA 041 is located in the south of the District along the border with Mid Sussex. Within this parcel are the two settlements of Domewood and Felbridge, both located almost on the boundary with Mid Sussex. Also within this parcel is Hedgecourt Lake, a sizeable body of water used for recreation and leisure, including water sports and fishing. A sewage works is located in the eastern area as well as the Hobb's Industrial Estate, the largest industrial estate in the District. Woodland shrouds Domewood to the north and another large area of woodland is present at Baker's Wood. Near Layland's Farm in the centre of the parcel is a large

dirt track. A large site used by travelling show people is located in the northern area of the parcel at The Plantation. In the very north-eastern tip is a Mormon Centre and place of worship, including a large Church with a spire visible from the surrounding fields some distance away.



**Figure D.42.2 - Hobbs Industrial Estate from the surrounding fields to the South West. The site is partially screened by foliage from this angle but is visible.**



**Figure D.42.3 - Dwellings along Copthorne Road.**



**Figure D.42.4 - The very south eastern tip of the parcel. East Grinstead is further down the road. This area is nonetheless distinctly urban in feel and setting due to the presence of substantial built form.**

**Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

D.42.2 The parcel contains a lot of different features. It contains two settlements; Felbridge and Domewood. It contains some residential dwellings outside these settlements. It also contains Hobbs Industrial Estate, a sewerage works, a travelling show people site, a large lake used for water sports and a Mormon Church.

*Has this changed significantly since the Green Belt was first designated?*

D.42.3 Felbridge was not washed over with Green Belt officially until the 1974 Surrey County Development Plan. The settlement boundaries for Felbridge were not defined until the 1986 South of the Downs Local Plan and although the area has been infilled and intensified, specifically along Cophorne Road and Crawley Down Road, the settlement boundaries have remained the same to present day.

D.42.4 The settlement of Domewood was washed over by Green Belt in the Surrey County Development Plan 1974. The settlement has remained

washed over by Green Belt. The settlement boundary of Domweood was first determined in the South of the Downs Local Plan 1986 and remained the same up to the Tandridge District Council Local Plan 2001, until it was removed in the Tandridge District Council Detailed Policies 2014. The reason for its removal was that it was no longer appropriate for infilling as this had a fundamental impact on the character and sustainability of the settlement.

- D.42.5 Snowhill Garden Centre is also within the parcel and has intensified over time. Hobbs Industrial Estate has also been developed since the Green Belt was designation but this was in accordance with policy, as has been identified as a strategic employment site.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.42.6 The Parcel is located on the Mid Sussex border, and is in close proximity to East Grinstead, which is a large urban centre. Felbridge and Domewood are both located within the parcel.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.42.7 The built up area of Domewood and Felbridge are fairly well defined by the dwellings that provide the border between development and country. However, built form exists in a continuous pattern from East Grinstead out into Felbridge along Copthorne Road and London Road, along the boundary with GBA 042. As such this area has been identified as an area for further investigation (this area is labelled 041 in the map in Appendix F).

### **Conclusion on Purpose 1**

- D.42.8 The strategic assessment set out in Appendix B recognises the importance the Green Belt plays restricting sprawl from East Grinstead. To understand this further, this area has been identified as a further area for investigation (this area is labelled 041 in the map in Appendix F). However, also within this area is some development that extends along Copthorne Road and London Road and has been identified as an area for further investigation (this area is also labelled 041 on the map in Appendix F).

## Purpose 2: to prevent neighbouring towns merging into one another

*What settlements/towns are within the parcel?*

- D.42.9 The settlements of Felbridge and Domewood are located within the parcel. The settlement of East Grinstead is south of the parcel, within the District of Mid Sussex.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.42.10 Although different in character, a reduction in the gap between Felbridge and Domewood could cause the settlements to merge. This is because they are in quite close proximity to each other and there is existing development between them. However, it is noted that the woodland and lake between them provide a physical barrier to their merging.

- D.42.11 Felbridge and East Grinstead have already merged, so any reduction in the gaps remaining would further coalesce the settlements.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.42.12 The parcel acts as a buffer between Felbridge and Domewood. Although the separation between these two settlements is partially maintained by woodland and the lake, further ribbon development along Copthorne Road could lead to a continuous pattern of development between them without the protection of the Green Belt. This could result in coalescence.

- D.42.13 The parcel cannot really act as a buffer between Felbridge and East Grinstead as they have already merged. However, in the parts where they are separated, the Green Belt prevents them from merging further.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.42.14 Due to the woodland and lake between Felbridge and Domewood it is difficult to see each settlement from the other. Due to proximity of Felbridge and East Grinstead you can see the neighbouring settlements from each other. However, there is some tree cover in parts which screens the settlements.

## Conclusion on Purpose 2

- D.42.15 Felbridge and Domewood are separated by physical features such as woodland and a large lake and therefore are unlikely to merge. Due to the presence of a continuous pattern of development between Felbridge and East Grinstead, it is considered that these two settlements have already physically merged. However this largely predates the Green Belt

designation. The small part of Green Belt in Mid Sussex between the two settlements seems to have prevented the settlements from merging. As this Green Belt is not within the District of Tandridge, it cannot be identified as an area for further investigation.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.42.16 The parcel contains two settlements; Felbridge and Domewood., some residential dwellings outside these settlements, Hobbs Industrial Estate, a sewerage works, a travelling show people site, a large lake used for water sports and a Mormon Church.

What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.

- D.42.17 There is a range of different uses within the area. The District's largest industrial estate is located within this parcel, there is also a lot of residential dwellings and a travelling show people site. There is a large Mormon Church and sewerage works within the parcel.

*Does the parcel contain countryside?*

- D.42.18 The centre of the parcel is predominately open countryside in the form of fields, the lake and woodland. However, there is a significant amount of built form on the outskirts of the parcel, particularly in the south east and south western corners.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.42.19 There is a significant concentration of built form in the Green Belt. From the centre of the settlement the setting is not typical of an open area of Green Belt due to the numerous large houses. It is recognised that densities here are generally low and that dwellings are set in generous sized plots, often with substantial natural screening, but nonetheless there remains a large number of dwellings here that cumulatively encroach on the countryside. On the outskirts of the settlement there is also a garden centre that adds to the built form in the area. Due to the encroachment on the countryside, this area has been identified as an area for further investigation (this area is labelled 042 on the map in Appendix F).

- D.42.20 Felbridge is also a large concentration of development in the Green Belt, and has seen some expansion since the designation of the Green Belt through infilling. It remains a defined village in the Green Belt in which limited infilling is permitted. The settlement layout is in the form of ribbon

development along Copthorne Road but also branches out along Rowplatt Lane and Mill Lane. Development in Felbridge varies in character and size: along Mill Lane and Copthorne Road dwellings are generally set slightly back from the road and often screened by hedges and trees, mitigating somewhat against encroachment into the countryside. However, along Rowplatt Lane dwellings are set closer to the road and closer together, encroaching more on the countryside. As such, this has been identified as an area for further investigation (this area is labelled 041 on the map in Appendix F).

D.42.21 Hobbs Industrial Estate also constitutes a significant amount of development in the Green Belt, with numerous large units and warehouses that are visible from the surrounding countryside. The site itself was constructed on a former barracks and is one of two large industrial areas in the District. Therefore, this has been identified as an area for further investigation (this area is labelled 043 on the map in Appendix F).

D.42.22 Further north from the industrial estate, along West Park Road, the travelling show persons' site contains mobile homes and some large structures associated with the use of the site for repairing fairground rides and equipment. However, the site is very well screened from the north and south by surrounding woodland.

### **Conclusion on Purpose 3**

D.42.23 Overall the parcel is considered to poorly serve this purpose. Although the centre of the parcel is largely free from development and can be considered open countryside, there remains a significant amount of development within the settlements of Domewood and Felbridge as well as at the industrial estate. Cumulatively these concentrations of built form have an encroaching effect on the countryside and have all been identified as areas for further investigation (these areas are labelled 042, 041 and 043 respectively on the map in Appendix F).

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

D.42.24 There are no Conservation Areas within or visible from the parcel.

*How would you describe the view from, within, into and out of the conservation area?*

D.42.25 There are no Conservation Areas within the parcel.

*How does the parcel complement the setting of the conservation area?*

D.42.26 There are no Conservation Areas within the parcel.

#### **Conclusion on Purpose 4**

D.42.27 There are no Conservation Areas within or adjacent to this parcel so it is not considered to serve this purpose.

#### **Conclusion: How effectively does Parcel 041 serve the purposes of the Green Belt?**

D.42.28 Two settlements are located within this parcel, as well as a large industrial estate and a travelling show person's site. It contains a significant amount of built form in contrast with other parcels - for example 035 - that is virtually free from development. Although the central area of the parcel is open countryside, predominantly fields and woodland, the outer areas of the parcel along the ring roads that form the majority of the parcel's boundaries are frequented by development.

D.42.29 The countryside in many parts of this parcel has been encroached upon by the presence of development. As such the settlement of Felbridge, Domewood and Hobbs Industrial Estate have been identified as an area for further investigation (these areas are labelled 041, 042, and 043 respectively on the map in Appendix F). However, the southern areas play a role in maintaining separation between Domewood and Felbridge, although this is assisted by the woodland and lake between the two. The parcel also helps to contain any further urban sprawl from East Grinstead, in conjunction with parcel 041, although some has already occurred, and as such as have been identified as an area for further investigation (this area is labelled 041 on the map in Appendix F). As there are no Conservation Areas within or adjacent to the parcel, the parcel does not serve this purpose.

## D.43 GBA 042

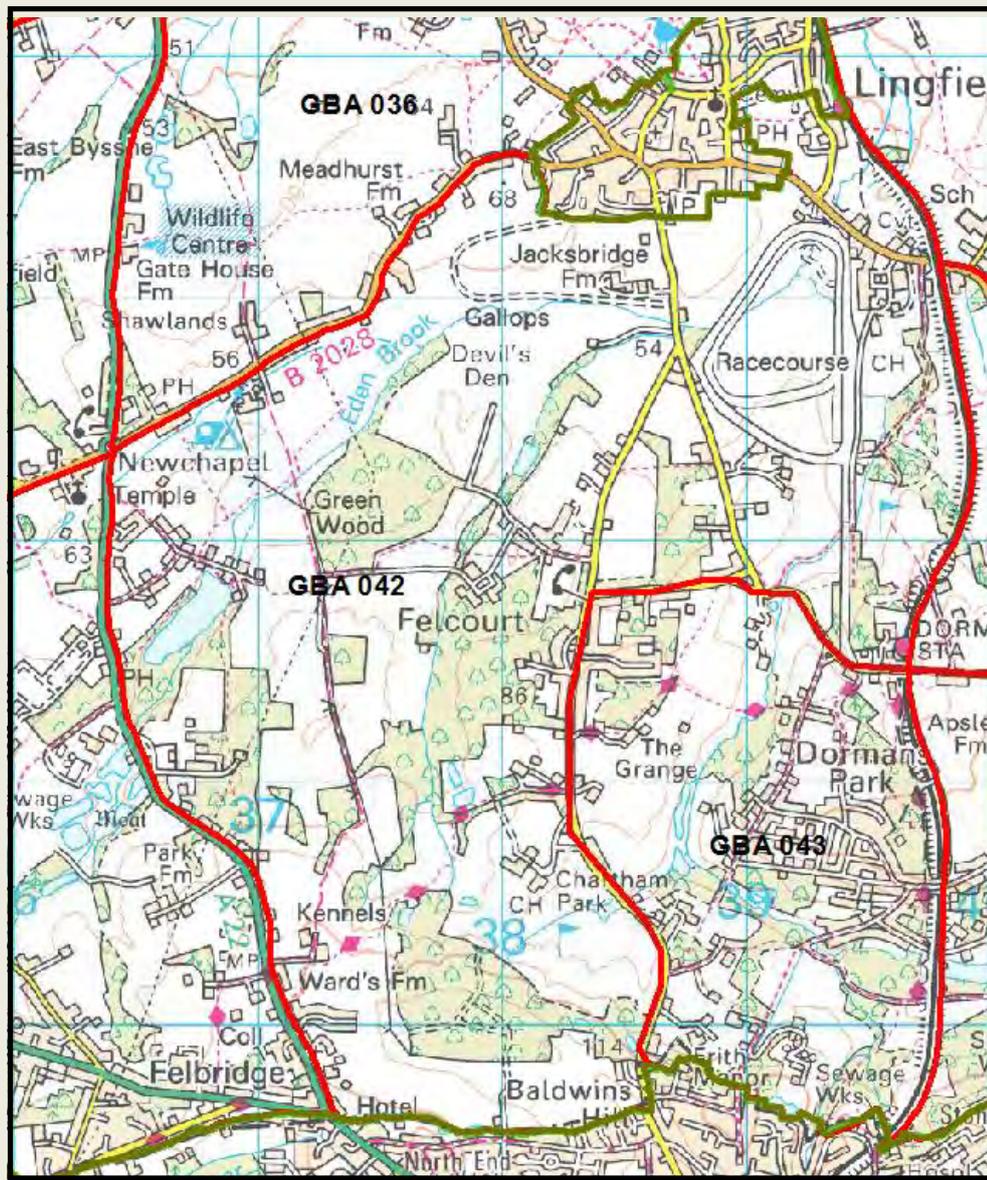


Figure D.43.1 – Map of GBA 042

- D.43.1 GBA 042 stretches south from the edge of the inset settlement of Lingfield, to north of East Grinstead on the border with Mid Sussex. The area's topography varies, sloping downwards from Lingfield to the south, and rising to the north close to the Mid Sussex border. Much of the central area of the parcel is wooded, screening views across the area. Lingfield Racecourse, the famous horse racing venue, is located in the northern area, south of Lingfield. Within part of this parcel is Felcourt, a small concentration of dwellings along Felcourt Road. A small lake is located in the western corner of the parcel; the Eden Brook also runs through this area. A large golf course is situated in the southern area along Felcourt Road.



**Figure D.43.2 - Looking south from Chartham Park golf course towards East Grinstead. The Golf Course represents a sizeable amount of open countryside in this area and is one of the main leisure uses in the Green Belt, along with the race course.**



**Figure D.43.3 - Dwellings at The Glebe branch out from the road into the Green Belt.**



**Figure D.43.4 - Residential development at Felcourt.**



**Figure D.43.5 - Lingfield from the fields to the South. The settlement sits on a heightened elevation to the surrounding countryside.**

## Purpose 1: to check the unrestricted sprawl of large built-up areas

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.43.2 The built up area of Lingfield is to the north of the parcel and Lingfield Racecourse, the famous horse racing venue, is located in the northern area, south of Lingfield. Within part of this parcel is Felcourt, a small concentration of dwellings along Felcourt Road. A large golf course is situated in the southern area along Felcourt Road.

*Has this changed significantly since the Green Belt was first designated?*

- D.43.3 Felbridge was not washed over with Green Belt officially until the 1974 Surrey County Development Plan. The settlement boundaries for Felbridge were not defined until the 1986 South of the Downs Local Plan and although the area has been infilled and intensification, specifically along Copthorne Road and Crawley Down Road, the settlement boundaries have remained the same to present day.

- D.43.4 The Green Belt did not initially come as far south as Lingfield when it was first drawn in the 1958 Surrey County Development Plan. Though an extension was proposed in 1959, it was not until 1974 that the Surrey County Development Plan included the southern part of the District in the Green Belt, washing Lingfield over. By 1986, due to growth of Lingfield and in recognition of its function as a larger rural settlement, Lingfield was inset from the Green Belt. The Green Belt boundaries have not been altered since then.

- D.43.5 In terms of Lingfield Racecourse, it has been in the Green Belt, but the designation has not prevented redevelopment and intensification of the site. As an example, permission was granted in 2007 for the demolition of 22 existing buildings and the erection of replacement viewing terraces and boxes, as well as the erection of an integrated leisure building that included a 120-bed hotel, a golf club house and a leisure club.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.43.6 The parcel is adjacent to East Grinstead, within the District of Mid Sussex to the south. The parcel is also adjacent to the inset settlement of Lingfield to the north. A small part of Felbridge is within the parcel to the south west.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.43.7 The settlement boundaries around Lingfield are defined by the residential dwellings. However, the recreation ground at the end of Talbot Road provides long distance views and creates a blur between town and country. As such this area has been identified as an area for further investigation (this area is labelled 044 on the map in Appendix F).
- D.43.8 The built area of Felbridge is fairly well defined by the residential dwellings within the settlement. However, development occurs east from London Road at The Limes and The Glebe. Together these represent a concentration of built form in the Green Belt, and given the almost continuous pattern of development between them stretching south into East Grinstead they would be considered ribbon development. Further sporadic development also exists along London Road although it is broken up by open fields and woodland. This is also true for the adjacent parcel 041. As such, this area has been identified as an area for further investigation (this area is labelled 041 on the map in Appendix F).

### Conclusion on Purpose 1

- D.43.9 The strategic assessment set out in Appendix B recognises the importance the Green Belt plays restricting sprawl from East Grinstead. To understand this further, this area has been identified as a further area for investigation (this area is labelled 041 in the map in Appendix F). However, also within this area is some development that extends along to The Limes and The Glebe, and has been identified as an area for further investigation (this area is also labelled 041 on the map in Appendix F).
- D.43.10 Whilst the settlement of Lingfield is defined by the residential dwellings within it, there is a recreation ground at the end of Talbot Road, which blurs the line between town and country. As such, this area has been identified as an area for further investigation (this area is labelled 044 on the map in Appendix F).
- D.43.11 It is noted that there have been some changes within the Green Belt, such as the Lingfield Racecourse. However, due to the nature of the development it cannot be sprawl related to this purpose.

### Purpose 2: to prevent neighbouring towns merging into one another

*What settlements/towns are within the parcel?*

- D.43.12 The parcel lies between Lingfield and Dormansland, in conjunction with 035 and 044. The parcel also contains a small part of Felbridge, and East Grinstead is to the south of the parcel, within the District of Mid Sussex. Dormans Park is also located in the adjacent parcel GBA 043 to the east.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

D.43.13 A reduction in the gap between the two settlements of Dormansland and Lingfield could cause them to merge as they are not separated by a considerable distance. However, the railway line provides a partial physical barrier to prevent them merging. The gap between Dormans Park and Felbridge is a significant distance that there is no risk that the settlements would merge.

D.43.14 Felbridge and East Grinstead have already merged, so any reduction in the gaps remaining would further coalesce the settlements.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

D.43.15 The parcel acts as a buffer between a number of settlements; Lingfield and Dormansland, and Felbridge and Dormans Park.

D.43.16 The parcel cannot really act as a buffer between Felbridge and East Grinstead as they have already merged. However, in the parts where they are separated, the Green Belt prevents them from merging further.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

D.43.17 Although long distance views are available from Lingfield, it is difficult to see Dormansland due to the tree cover and topography. Felbridge and Dormans Park are too far away to see each other and are also screened by large woodland.

D.43.18 Due to the proximity between Felbridge and East Grinstead you can see the neighbouring settlements from each other. However, there is some tree cover in parts which screens the settlements slightly.

### **Conclusion on Purpose 2**

D.43.19 The parcel separates a number of settlements. However, due to physical features such as the railway line between Lingfield and Dormansland and the woodland between Felbridge and Dormans Park (as well as the distance) there is no risk of them merging.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

D.43.20 The central areas are predominantly woodland and fields, and the countryside south of Lingfield is also particularly open and free from

development, including the Racecourse. There is quite a substantial amount of development at Felcourt although the majority of this is located in the adjacent parcel 043. Although there are a number of large dwellings here most are set back from the road and well screened by hedges and tree cover. From the west they are completely hidden by woodland.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.43.21 The parcel contains some agricultural buildings, Lingfield Racecourse and some residential dwellings.

*Does the parcel contain countryside?*

- D.43.22 The parcel is generally free from development and contains countryside.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.43.23 The Racecourse contains a substantial amount of built form. However, very special circumstances were established to allow the development in the Green Belt. The rest of Racecourse is open but is also well screened from the western side.

- D.43.24 There are also some isolated dwellings throughout the parcel, but they are fairly small in form and are not of significant concentration to have encroached upon the countryside.

### **Conclusion on Purpose 3**

- D.43.25 There is some development within the parcel. However, the most substantial is the Racecourse; where very special circumstances were established to allow the development in the Green Belt. The rest of the development is scattered and isolated, so as to not have an encroaching appearance on the countryside. The parcel is effective at serving this purpose.

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.43.26 The Lingfield Conservation Area extends out from the inset part of the settlement east into the Green Belt.

*How would you describe the view from, within, into and out of the conservation area?*

D.43.27 There are views into the settlement and fields that surround the Conservation Area.

*How does the parcel complement the setting of the conservation area?*

D.43.28 Although most of the developed part of the Conservation Area is surrounded by newer development within the settlement, part of the Conservation Area also includes the fields and some buildings in the Green Belt.

#### **Conclusion on Purpose 4**

D.43.29 The Green Belt forms part the setting of area and so it is considered to make a strong contribution to preserving its setting and special character and as such has been identified as an area for further investigation (this area has been identified as 045 on the map in Appendix F).

#### **Conclusion: How effectively does Parcel 042 serve the purposes of the Green Belt?**

D.43.30 The parcel plays a critical role in checking urban sprawl from East Grinstead and preventing it expanding northwards, despite the presence of some existing ribbon development. As such, this area has been identified as an area for further investigation (this area is labelled 041 on the map in Appendix F). There is also recreation ground at the end of Talbot Road that blurs the line between town and country and as such has been identified as an area for further investigation (this area is labelled 044 on the map in Appendix F). The parcel is generally effective at safe guarding the countryside from encroachment and where development is present in the Green Belt it is generally small scale and low density. The parcel also plays an important role in maintaining the setting and special character of part of the Lingfield Conservation Area; for this reason has been identified as an area for further investigation (this area is labelled 045 on the map in Appendix F). Whilst the parcel plays a role in maintaining settlements, there are physical barriers between them that would prevent them merging.

## D.44 GBA 043

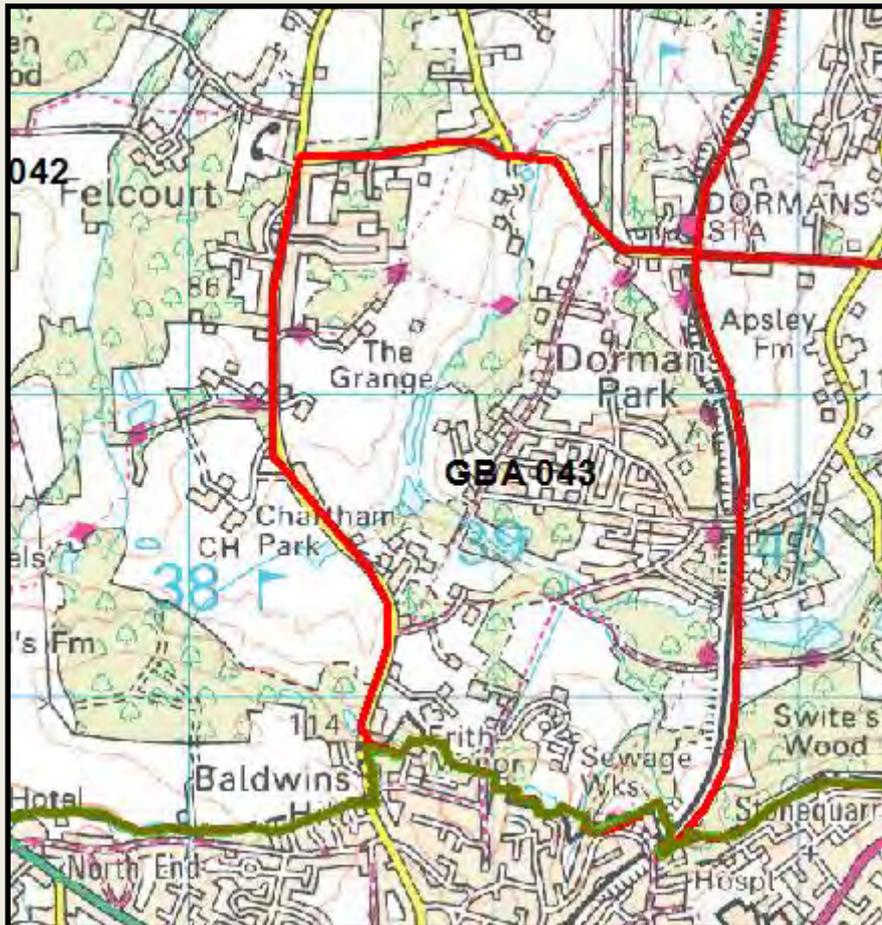


Figure D.44.1 – Map of GBA 043

- D.44.1 GBA 043 is located in the far south of the District, along the border with Mid Sussex with the town of East Grinstead just beyond. Within this parcel is part of the small settlement of Felcourt, and Dormans Park, a settlement consisting of many large detached dwellings. The parcel borders the railway line to the east, and is covered by a number of copses and woods, several of which are centred on Dormans Park, screening it from the surrounding countryside. Dormans Park sits on a raised elevation within the area, sloping southwards towards East Grinstead which also sits higher than the surrounding countryside. A number of small lakes and ponds trail through the centre of the parcel running south of Dormans Park. Between Felcourt and Dormans Park is open fields and farmland.



Figure D.44.2 - The parcel boundary follows the railway line south through the countryside. Dormans Park and 043 are on the left, parcel 045 to the right.



Figure D.44.3 - Large residential dwellings in the Green Belt at Dormans Park.

## Purpose 1: to check the unrestricted sprawl of large built-up areas

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.44.2 There is the settlement of Dormans Park with the parcel. There are some isolated dwellings and some agricultural buildings. There is a sewerage works to the south of the parcel.

*Has this changed significantly since the Green Belt was first designated?*

- D.44.3 The settlement of Dormans Park was washed over by Green Belt in the Surrey County Development Plan 1974. The settlement has remained washed over by Green Belt ever since. The settlement boundary of Dormans Park was first determined in the South of the Downs Local Plan 1986 and remained the same up to the Tandridge District Council Local Plan 2001, until it was removed in the Tandridge District Council Detailed Policies 2014. The reason for its removal was that it was no longer appropriate for infilling as it had a fundamental impact on the character and sustainability of the settlement.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.44.4 The parcel borders the large built up area of East Grinstead. The settlement of Dormans Park is within the parcel.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.44.5 Development within Dormans Park is very loosely connected as mainly the dwellings sit on large plots, heavily screened by gates, fences and trees. However, due to the fact that the settlement had its own policy and boundaries, from a map, you can see the boundaries of the built form.

- D.44.6 The boundary to East Grinstead is not well defined as it is the District boundary. Whilst it abuts some residential dwellings, it cuts through some fields and woodland.

## Conclusion on Purpose 1

- D.44.7 As recognised by the strategic assessment set out in Appendix B, the Green Belt preventing sprawl from East Grinstead is important. To understand this further, this area has been identified as an area for further investigation (this area is labelled 041 on the map in Appendix F).

- D.44.8 Dormans Park has undergone some changes but it is not a large built up area applicable to this purpose.

## **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

- D.44.9 The parcel is situated between Dormans Park and East Grinstead, across the border in the District of Mid Sussex.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.44.10 The distance between these two settlements is not great and a reduction in the gap could lead to the visual or physical merging of these settlements, especially as there is some development within the gap. A prominent example of the risk of coalescence can be found to the south of this parcel at Baldwin's Hill, formally a settlement in Tandridge before it became merged with East Grinstead.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.44.11 The parcel acts as a buffer between Dormans Park and East Grinstead.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.44.12 Due to the topography in the area, there are long distance views available. However, as Dormans Park is covered by thick tree cover, it is difficult to see one settlement from the other.

## **Conclusion on Purpose 2**

- D.44.13 The parcel plays an effective role in preventing the settlements of Dormans Park and East Grinstead from merging, particularly when the gap between the two settlements is not that great, and development exists between them already. As such, this area has been identified as an area for further investigation (this area is labelled 041 on the map in Appendix F).

## **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.44.14 The parcel contains a lot of residential dwellings and well as a large amount of woodland. There is a sewerage works to the south of the parcel and some farm buildings throughout.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.44.15 There is a mix of uses within the parcel; these include agricultural, residential dwellings and a sewerage works.

*Does the parcel contain countryside?*

- D.44.16 A considerable amount of development is present within the Green Belt in this parcel, predominately dwellings located in Felcourt and Dormans Park. However, there is some countryside and a lot of woodland and tree cover.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.44.17 Felcourt has a several dwellings located along Felcourt Road and Chesnut Walk but these are mostly detached dwellings at a low density and surrounding tree cover provides natural screening. The dwellings within Dormans Park are fairly low density, in large plots and well screened by fences and tree cover. However, cumulatively it is a substantial concentration of development within the Green Belt and as such this area has been identified as an area for further investigation (this area is labelled 046 on the map in Appendix F).

### **Conclusion on Purpose 3**

- D.44.18 There is a lot of woodland and some fields within the parcel. However, whilst the properties within Dormans Park are generally detached and set in large, well screened plots; cumulatively it is a substantial amount of development within the countryside. As such it has been identified as an area for further investigation (this area is labelled 046 on the map in Appendix F).

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.44.19 There are no Conservation Areas within or visible from the parcel.

*How would you describe the view from, within, into and out of the conservation area?*

- D.44.20 There are no Conservation Areas within the parcel.

*How does the parcel complement the setting of the conservation area?*

- D.44.21 There are no Conservation Areas within the parcel.

## Conclusion on Purpose 4

D.44.22 There are no Conservation Areas within or adjacent to this parcel so it is not considered to serve this purpose.

## Conclusion: How effectively does Parcel 043 serve the purposes of the Green Belt?

D.44.23 There are no Conservation Areas in this parcel, so it is not considered to serve purpose 4. However, the parcel's location on the border with Mid Sussex and East Grinstead means it plays an effective role in preventing urban sprawl advancing north into the countryside. This also means it is extremely important to maintain the separation between East Grinstead and Dormans Park. As such this area has been identified as an area for further investigation (this area is labelled 041 on the map in Appendix F). However, the presence of so many dwellings within Dormans Park constitutes a significant concentration of development within the countryside and as such has been identified as an area for further investigation (this area is labelled 046 on the map in Appendix F).

## D.45 GBA 044

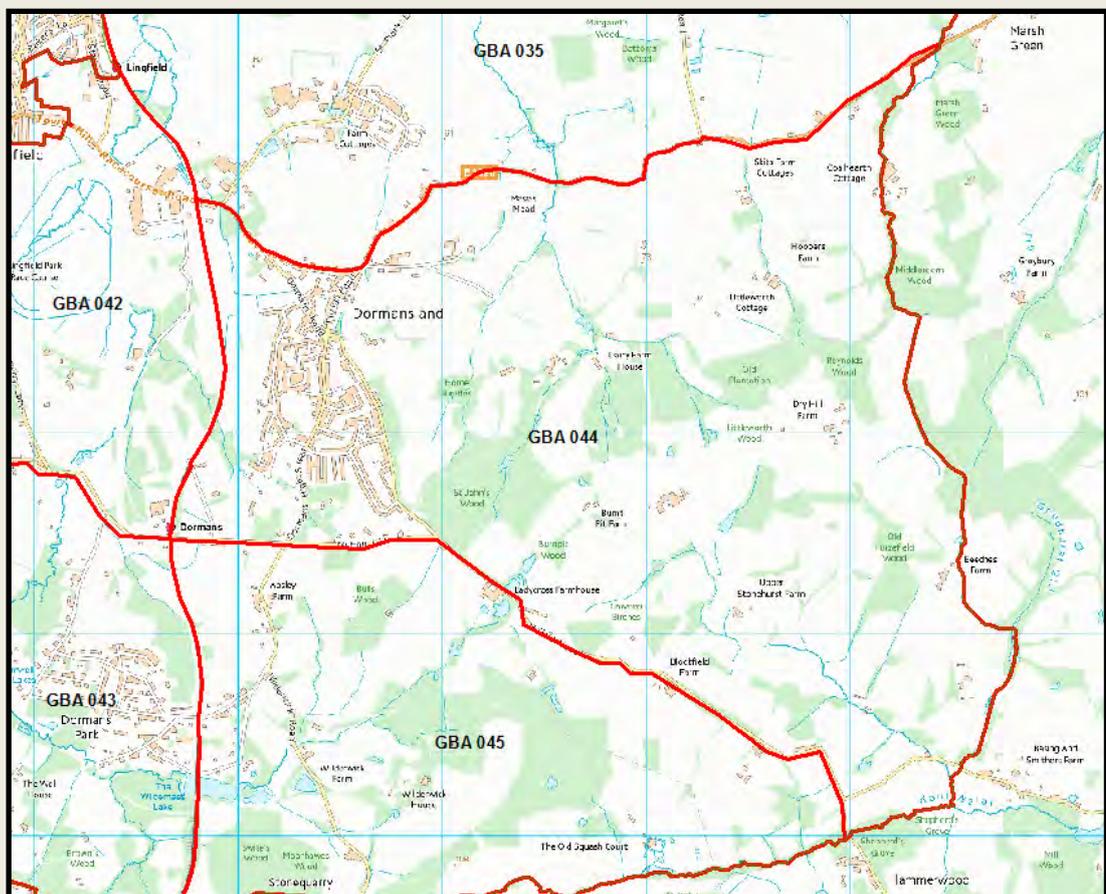


Figure D.45.1 – Map of GBA 044

- D.45.1 GBA 044 is a large parcel located in the far south east corner of Tandridge District. The parcel is bounded by a railway line to its west, the B2028 is its northern boundary and the south/southwestern boundary is Hollow Lane, Shepherds Grove Lane and the District boundary between Tandridge and Wealden. The eastern boundary acts as the border between Sevenoaks and Tandridge; the High Weald AONB is also located in the south eastern corner of this parcel.
- D.45.2 The parcel has two distinct parts to it, with the western part containing the defined village of Dormansland and the remainder of the parcel being mostly free from development, containing open and agricultural fields and areas of dense woodland.



**Figure D.45.2 - Looking north from within Dormansland. Long distance background views of the Surrey Hills can be seen and help to identify the settlement as a rural village**



**Figure D.45.3 - Looking north east from the opening in woodland alongside Hollow Lane towards the highest point of the parcel. The topography is a notable characteristic of this parcel.**



**Figure D.45.4 - Looking south west from elevated position in south eastern part of GBA 044. Extensive views are afforded across the countryside, with little urban influence being visible.**

### **Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.45.3 The settlement of Dormansland is within the parcel and contains quite a large amount of development. The rest of the area is mainly countryside; with farmlands and dense woodland scattered throughout.

*Has this changed significantly since the Green Belt was first designated?*

- D.45.4 The Green Belt washed over Dormansland since the 1974 Surrey County Development Plan. It was not until the South of the Downs Local Plan 1994 that the settlement boundary was defined, and the boundary has remained the same since this time. A common proposal known as the Meades was allocated since the 1986 Plan, and was not built out until the 21<sup>st</sup> Century. There was some intensification within the settlement, particularly in the area known as Locks Meadow, adjacent to the recreation ground.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.45.5 The parcel contains the settlement of Dormansland.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.45.6 The boundary of Dormansland is defined by residential dwellings and is generally well contained, with tree belts helping to maintain a clear separation between the built up areas and the surrounding countryside.

### **Conclusion on Purpose 1**

- D.45.7 The only settlement in the parcel is Dormansland, which is generally well contained, with tree belts helping to maintain a clear separation between the built up areas and the surrounding countryside. As such it cannot be said that there is sprawl and the parcel is effective at serving this purpose.

### **Purpose 2: to prevent neighbouring towns merging into one another**

*What settlements/towns are within the parcel?*

- D.45.8 The parcel covers Dormansland and lies partially between it and the neighbouring settlements of Lingfield and Dormans Park.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.45.9 Although there is some distance between Lingfield and Dormansland, development exists between Lingfield and Dormansland and further development here could erode this gap. There is also distance between Dormansland and Dormans Park and this is further assisted by the amount of tree cover and woodland between them. A reduction in the gap between these two settlements would not cause them to merge.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.45.10 The parcel acts as a buffer between Lingfield and Dormansland, and Dormansland and Dormans Park. However, they are all a fair distance from each other and separated by physical barriers such as a railway and woodland prevent them from merging.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.45.11 Due to the topography in the area, there are long distance views available. However, as Dormans Park is covered by thick tree cover, it is difficult to see one settlement from the other. The railway between Lingfield and Dormansland separates the settlements and also provides a barrier, along with the tree cover, so that you cannot see the settlements from each other.

## **Conclusion on Purpose 2**

- D.45.12 There is a fair distance between Dormansland and Lingfield, further aided by the railway line between the two settlements. The distance between Dormansland and Dormans Park is more substantial and so coalescence is not likely to occur. As such, the parcel plays a minor role in serving this purpose.

## **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

- D.45.13 The parcel contains some woodland and fields, as well as some farmland. The parcel also contains the settlement of Dormansland.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.45.14 The parcel contains some agricultural buildings as well as a lot of residential development and some community uses within the settlement of Dormansland.

*Does the parcel contain countryside?*

- D.45.15 Most of the parcel is largely free from development and contains fields and woodland. However, the parcel contains the village of Dormansland.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.45.16 Due to the topography of the Dormansland area and the surrounding land, long distance northern views of the Surrey Hills ridge can be found from within the settlement itself, but outward views of the surrounding countryside features cannot be seen from many of the settlement's streets due to woodland and tree belts. However, Dormansland as a whole encroaches on the countryside due to the presence of so much built form. Some natural features such as trees, woodlands, hedges and the topography help to screen the settlement from a number of views, but nonetheless it is a substantial concentration of development in the Green Belt. As such, this area has been identified for further investigation (this area is labelled 047 on the map in Appendix F).

### **Conclusion on Purpose 3**

- D.45.17 A lot of the area contains countryside. However, Dormansland is a substantial concentration of development in the Green Belt. As such, this area has been identified for further investigation (this area is labelled 047 on the map in Appendix F).

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.45.18 There are no Conservation Areas within or visible from the parcel.

*How would you describe the view from, within, into and out of the conservation area?*

- D.45.19 There are no Conservation Areas within the parcel.

*How does the parcel complement the setting of the conservation area?*

- D.45.20 There are no Conservation Areas within the parcel.

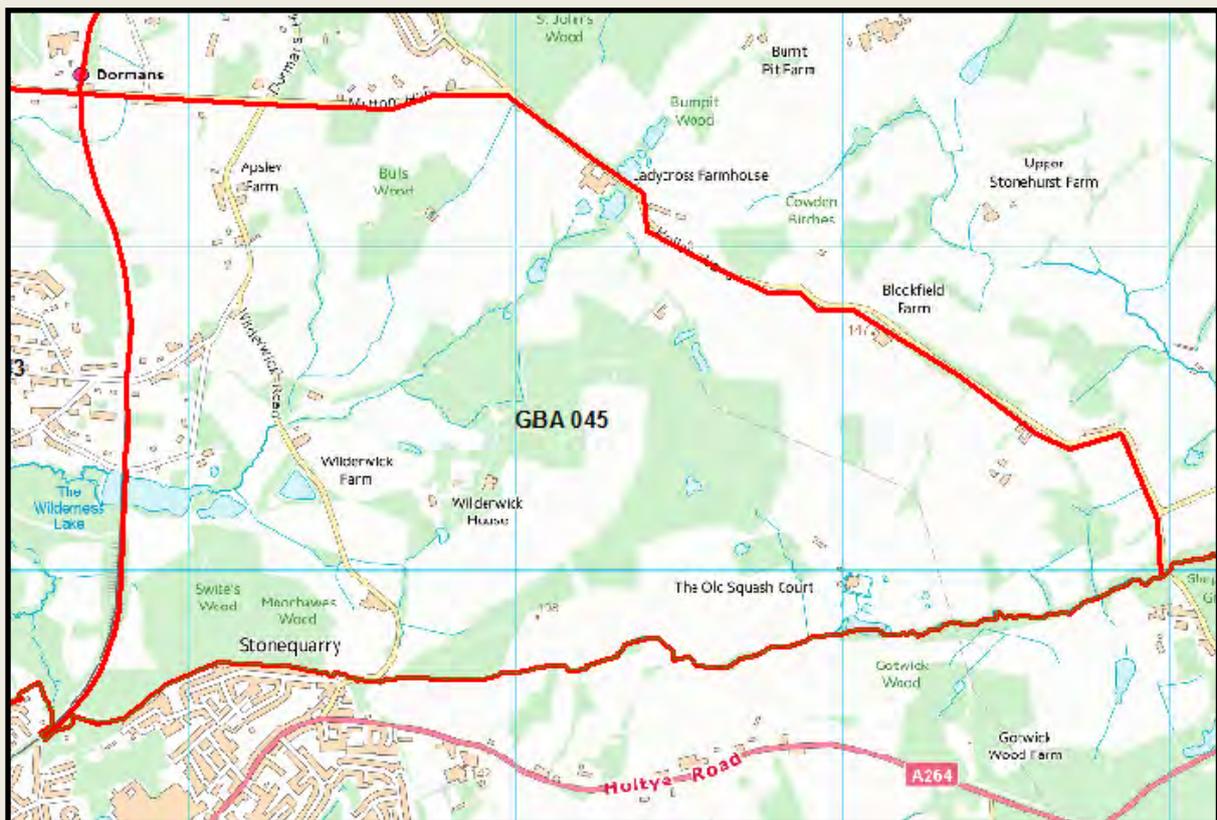
### **Conclusion on Purpose 4**

- D.45.21 There are no Conservation Areas within or adjacent to this parcel so it is not considered to serve this purpose.

**Conclusion: How effectively does Parcel 044 serve the purposes of the Green Belt?**

D.45.22 This parcel is effectively split into two different character areas, with the settlement of Dormansland being very different to the remainder of the parcel. The presence of development in Dormansland has encroached into the countryside and as such has been identified as an area for further investigation (this area is labelled 047 on the map in Appendix F). The parcel plays some role in maintaining separation between Lingfield and Dormansland, and Dormansland and Dormans Park although there a fair distance and physical features between them. There is not considered to be a threat from sprawl from any large built up areas and as there are no Conservation Areas, the parcel does not serve this purpose.

**D.46 GBA 045**



**Figure 45.1 – Map of GBA 045**

D.46.1 Parcel 045 is located on the southern boundary of Tandridge District. The parcel is bounded by a railway line to its west, Dormans Station Road to its north and Hollow Lane and Shepherds Grove Lane to its north east/east. The southern boundary forms part of Tandridge’s boundaries with both Mid Sussex and Wealden. The town of East Grinstead in Mid Sussex, at the southern boundary, is immediately adjacent to the parcel.

- D.46.2 The parcel has an undulating topography with the land falling from the north to the south. In places the slopes are steep and help to hide a number of features from view within the parcel along with tree cover.
- D.46.3 In the western part of the parcel some built form is present, further south is dense woodland. Most notably, this area contains some dwellings that form part of Dormans Park where the settlement has extended beyond the railway line.



**Figure D.46.2 - Looking west from the football pitch on Wilderwick Road. Long distance views across the countryside are possible on a clear day.**

**Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

- D.46.4 The parcel is mostly free from development, being heavily wooded and containing fields used for grazing and agriculture. There is some scattered residential, commercial and agricultural development as well as land kept open for recreational uses. There are a few dwellings from Dormans Park that have extended over the railway into the parcel.

*Has this changed significantly since the Green Belt was first designated?*

- D.46.5 The settlement of Dormans Park was washed over by Green Belt in the Surrey County Development Plan 1974. The settlement has remained washed over by Green Belt. The settlement boundary of Dormans Park was first determined in the South of the Downs Local Plan 1986 and remained the same up to the Tandridge District Council Local Plan 2001, until it was removed in the Tandridge District Council Detailed Policies 2014. The reason for its removal was that it was no longer appropriate for infilling as this had a fundamental impact on the character and sustainability of the settlement.

*Is any area of the parcel physically connected to a built up area/settlement?*

- D.46.6 The area is connected to, and contains a small part, of Dormans Park. East Grinstead is to the south of the parcel in the neighbouring authority within the District of Mid Sussex.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

- D.46.7 Development within Dormans Park is very loosely connected as most of the dwellings sit on large plots, heavily screened by gates, fences and trees. However, due to the fact that the settlement had its own policy and boundaries, from a map, you can see the boundaries of the built form. The part of Dormans Park that is within the parcel extends over the railway and as such has started to creep.
- D.46.8 Part of East Grinstead lies adjacent to the parcel's south west border. Whilst East Grinstead has continued to grow, it has not done so in a northerly direction into this parcel. Therefore the Green Belt here is considered to play an important role in checking sprawl from East Grinstead, although it is recognised that dense woodland located along the border also provides a physical barrier.

### **Conclusion on Purpose 1**

- D.46.9 As recognised by the strategic assessment set out in Appendix B, the Green Belt preventing sprawl from East Grinstead is important. To understand this further, this area has been identified as an area for further investigation (this area is labelled 041 on the map in Appendix F). Whilst there is some development creeping over the railway line in to the parcel from Dormans Park, the settlement is not considered a large built up area for this purpose.

## Purpose 2: to prevent neighbouring towns merging into one another

*What settlements/towns are within the parcel?*

- D.46.10 The parcel contains a small part of Dormans Park, and East Grinstead is to the south of the parcel within the neighbouring District; Mid Sussex.

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

- D.46.11 The distance between the settlements of Dormans Park and East Grinstead is not great and a reduction in the gap could lead to the visual or physical merging of these settlements.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

- D.46.12 The parcel acts as a buffer between Dormans Park and East Grinstead.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

- D.46.13 Due to the topography in the area, there are long distance views available. However, as Dormans Park is covered by thick tree cover, it is difficult to see one settlement from the other.

## Conclusion on Purpose 2

- D.46.14 The parcel plays an effective role in preventing the settlements of Dormans Park and East Grinstead from merging, particularly when the gap between the two settlements is not that great, and development exists between them already. As such, this area has been identified as an area for further investigation (this area is labelled 041 on the map in Appendix F).

## Purpose 3: to assist in safeguarding the countryside from encroachment

*What are the characteristics and features of the area?*

- D.46.15 The central part of the parcel is mostly free from development with dense woodland and fields, and a large proportion being used for agriculture (particularly in the north east). The eastern areas are also used for agriculture. There is limited development within this parcel. A cricket pitch and football pitch/recreation ground can be found near the crossroads. It sits on a heightened elevation from the road and offers long distance views west across the surrounding countryside. The railway line is almost completely screened by trees except where roads pass under or over the line

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

- D.46.16 There is a mixture of residential properties and agricultural buildings with the parcel.

*Does the parcel contain countryside?*

- D.46.17 The parcel is largely free from development and where development is present it is mostly agricultural in nature. The parcel has a large amount of countryside within it.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

- D.46.18 Except from the immediate vicinity, the small part of Dormans Park cannot be seen from most vantage points because of the tree coverage and topography. It has similar characteristics to that of the main part of Dormans Park and consists of large detached dwellings situated in large plots with heavy natural screening from hedges and tree cover. The dwellings around Old Surrey Hall being the largest collection of built form, but these are well screened.

### **Conclusion on Purpose 3**

- D.46.19 A lot of the parcel contains open countryside and the elevation allows for long range views looking west, with tree coverage and topography limiting closer views. As such, the parcel is effective at serving this purpose.

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

- D.46.20 There are no Conservation Areas within or visible from the parcel.

*How would you describe the view from, within, into and out of the conservation area?*

- D.46.21 There are no Conservation Areas within the parcel.

*How does the parcel complement the setting of the conservation area?*

- D.46.22 There are no Conservation Areas within the parcel.

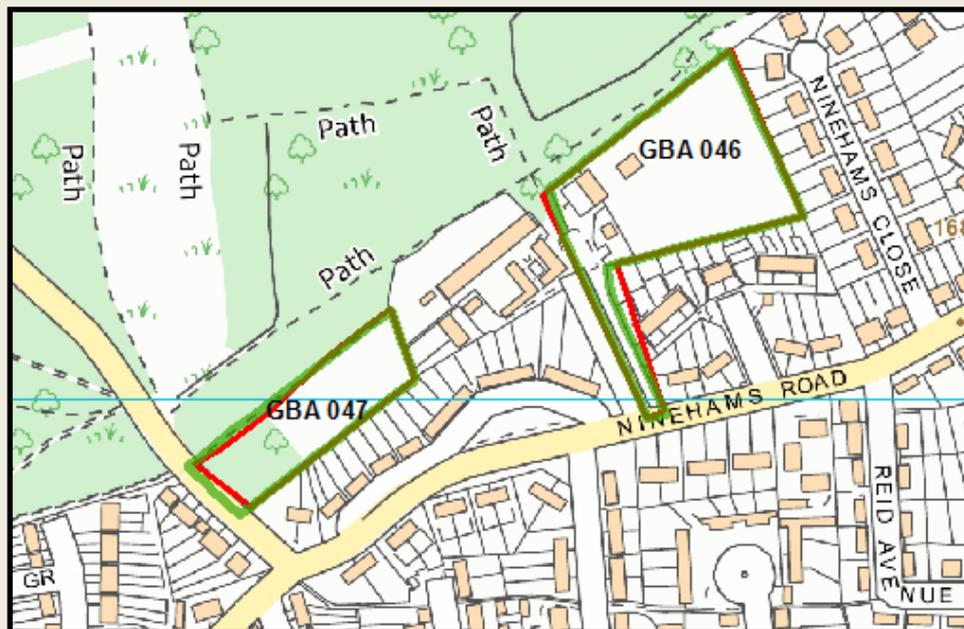
### **Conclusion on Purpose 4**

- D.46.23 There are no Conservation Areas within or adjacent to this parcel so it is not considered to serve this purpose.

**Conclusion: How effectively does Parcel 045 serve the purposes of the Green Belt?**

D.46.24 The parcel has prevented East Grinstead from sprawling outwards, and so is considered to play an important role in checking sprawl. As such, this area has been identified as a further area for investigation (this area is labelled 041 on the map in Appendix F). This area has also been identified to recognise the role the parcel plays in separating East Grinstead and Dormans Park (this is also labelled 041 on the map in Appendix F). As the parcel remains largely free from development, the Green Belt here plays a considerable role in preventing encroachment into the countryside. As there are no Conservation Areas around the parcel, the parcel does not serve this purpose.

**D.47 GBA 046 & 047**



**Figure D.47.1 – Map of GBA 046 and 047**

- D.47.1 Given their proximity to each other and very small size, GBA 046 & 047 have been assessed together. Both parcels lie on the boundary between Tandridge and Croydon, in Caterham on the Hill, south of Coulsdon Common - common land within the adjacent Borough.
- D.47.2 GBA 046 contains an access road (Merlewood Close) for the Merlewood Estate Office, a complex used by the City of London Corporation to manage Coulsdon Common. To the north of the parcel, a few large dwellings are present but the eastern section of the parcel is free from

development, containing mature trees and grassland. The land is slightly elevated in comparison to the residential area to the east and is separated from Coulsdon Common by trees and fencing along its northern boundary.



**Figure D.47.2 - Photo from just outside of the Parcel looking east from the northern boundary toward Ninehams Lodge with wooded area further in the background. The tree coverage from the border between Coulsdon Common and Parcel 046 prevent long distance views into and out of the parcel and, along with fencing, help create a physical separation.**



**Figure D.47.3 - Photo from Parcel 047 looking north. Dense tree belt/woodland prevent long northerly views and provide a physical boundary between Coulsdon Common and the parcel, separating it from open countryside beyond the tree line.**



**Figure D.47.4 - View from Parcel 047 looking south west as land slopes down towards the western, wooded part of the parcel. Dwellings on southern border and northern boundary of dense tree belt/woodland mean that eastern two thirds of parcel relate better with urban area.**

**Purpose 1: to check the unrestricted sprawl of large built-up areas**

*What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?*

D.47.3 The two parcels are small fields, with GBA 046 containing some dwellings.

*Has this changed significantly since the Green Belt was first designated?*

D.47.4 These areas have been within the Green Belt and then taken out, and then put back in, as they have remained since. This could be due to the small size of the parcel and a slight anomaly in the mapping relevant to the development plan.

*Is any area of the parcel physically connected to a built up area/settlement?*

D.47.5 Both parcels sit adjacent to the built up area of Caterham on the Hill.

*Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?*

D.47.6 The areas are between dense woodland and some back gardens of residential dwellings. The parcel appears to be recreational spaces.

### Conclusion on Purpose 1

D.47.7 These parcels of land have an almost negligible effect in serving this Green Belt purpose because of their scale and position. In the event that development from the neighbouring Borough extended south towards the border it is not considered that the Green Belt in these two parcels is of sufficient scale to mitigate or provide a buffer against this. As such they are not considered to serve this purpose.

### Purpose 2: to prevent neighbouring towns merging into one another

*What settlements/towns are within the parcel?*

D.47.8 The parcels sit on the northern edge of Caterham on the Hill. To the north west is Old Coulsdon, located in the London Borough of Croydon, which at its closest point is around quarter of a mile away

*Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?*

D.47.9 The gap between Old Coulsdon and Caterham on the Hill is a fair amount and the dense woodland between the two means that the settlements would not merge. As such a reduction in the gap between these two settlements would not cause them to coalesce.

*Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?*

D.47.10 These parcels of land have a very limited impact in preventing the coalescence of Caterham due to both their size and the fact that they don't in themselves cover the entire northern border of this part of Caterham. Therefore they do not act as a buffer.

*Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?*

D.47.11 The dense woodland to the north of both the parcels means you cannot see the settlements from each other.

### Conclusion on Purpose 2

D.47.12 The limited size and position of the parcel means they are not considered to be capable of preventing the merging of neighbouring towns if development in Croydon spread south, although this is considered unlikely given Coulsdon Common's designation as common land and Green Belt, as well as the dense woodland, though this is to the north of the parcel.

### **Purpose 3: to assist in safeguarding the countryside from encroachment**

*What are the characteristics and features of the area?*

D.47.13 GBA 046 and 047 are fields with some hard standing and some dwellings.

*What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.*

D.47.14 Parcel 046 has the presence of development both within the parcel and all around it, including dwellings, the buildings used for the maintenance of the common and hard standing along the access road and car park. Parcel 047 is free from development but surrounded by built form on three sides.

*Does the parcel contain countryside?*

D.47.15 Although the parcels are generally free from development, they are small and surrounding residential dwellings and dense woodland. Parcel 046 contains some dwellings and hard standing.

*What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.*

D.47.16 GBA 047 has no development within it. GBA 046 has large development within it and some hard standing.

### **Conclusion on Purpose 3**

D.47.17 Overall both parcels are not considered to play a strong role in serving this purpose. Parcel 047 is entirely free from development. The western half of the site is wooded and slopes downwards towards the road, but the remainder of the site has been cleared of trees and is open in nature, sloping to the north and west. Views north of the parcel are limited by a thick belt of trees within Coulsdon Common, whilst residential properties to the south limit views in that direction. Being bordered by buildings to the south and the west impacts on its open character.

### **Purpose 4: to preserve the setting and special character of historic towns**

*Are there any designated historic conservation areas within or visible from the parcel?*

D.47.18 There are no Conservation Areas within or visible from the parcel.

*How would you describe the view from, within, into and out of the conservation area?*

D.47.19 There are no Conservation Areas within the parcel.

*How does the parcel complement the setting of the conservation area?*

D.47.20 There are no Conservation Areas within the parcel.

**Conclusion on Purpose 4**

D.47.21 There are no Conservation Areas within or adjacent to this parcel so it is not considered to serve this purpose.

**Conclusion: How effectively do Parcels 046 and 047 serve the purposes of the Green Belt?**

D.47.22 Neither parcel is considered to serve the purposes of the Green Belt. Whilst they adjoin Coulsdon Common that is also in the Green Belt, they have a very different character and are visually and physically separated by woodland or fencing. As a result they do not have a strong relationship with the countryside. Their size and location mean they have little impact in relation to preventing sprawl or coalescence of Caterham on the Hill with Old Coulsdon or preserving the setting of a Conservation Area. As the parcels do not serve any of the purposes, both parcels in their entirety require further consideration as to whether they should form part of the Green Belt (these areas have been labelled 048 and 049 on the map in Appendix F).