

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>.

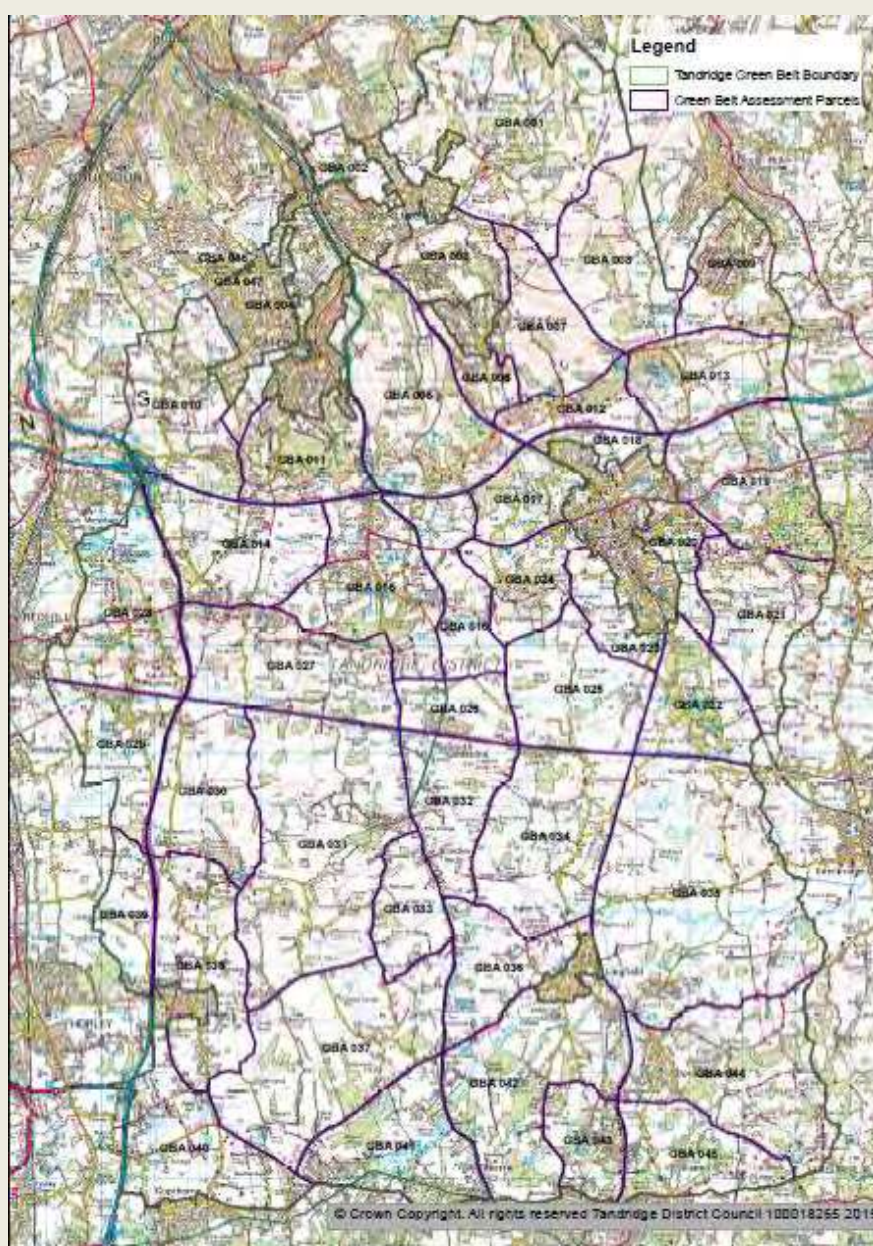


Figure D.1.1 – Overview of the parcels

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

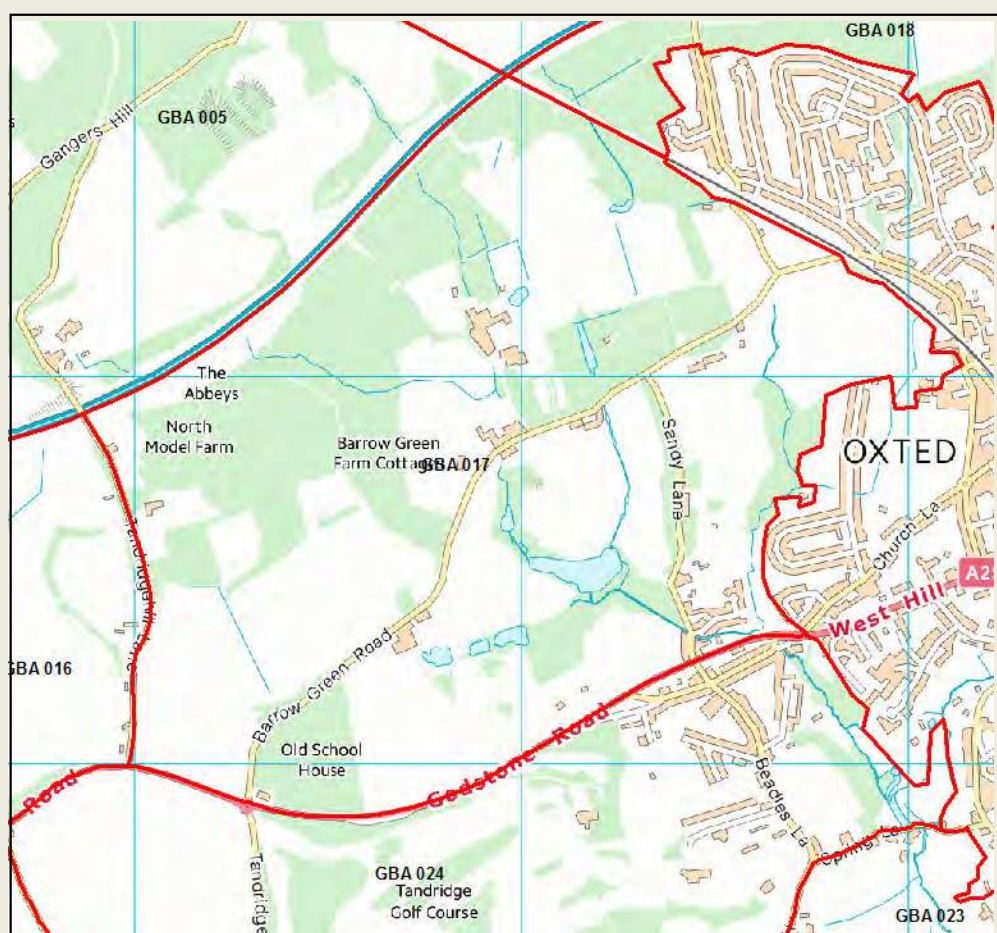


Figure D.18.1 – Map of GBA 017

- 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.