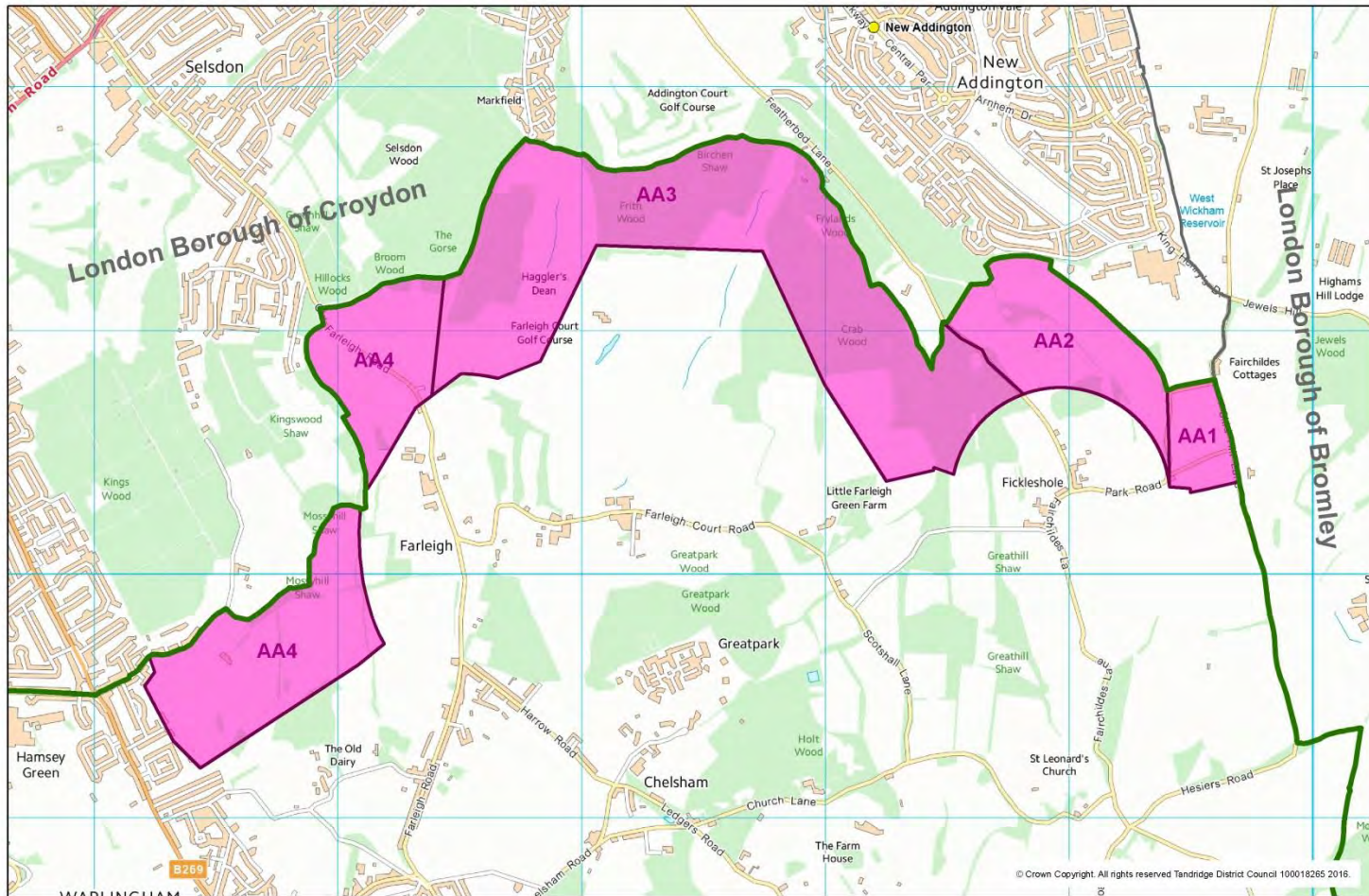


## A.2. Appendix 2

<b>GBA AREA FOR FURTHER INVESTIGATION NO:</b>	<b>001</b>
<b>Description of Area for Further Investigation:</b>	
<p>This is a large area, which abuts the border with the London Borough of Croydon and therefore is of strategic significance. It was split up into the following smaller analysis areas (AA) to enable its detailed consideration.</p> <p><b>AA 1:</b> To the east this area comprises an open field defined by a tree line.</p> <p><b>AA 2:</b> Adjacent to AA1, and to its west, are green hillsides with wooded areas. To the north it abuts a residential estate, including a school, which fall within the LB Croydon. These developments are on the ridge and directly abut the boundary.</p> <p><b>AA 3:</b> This analysis area comprises an open valley with dense wooded hillsides and to its north it abuts a residential estate in Selsdon (LB Croydon). It also abuts land comprising the Selsdon Wood Nature Reserve. A part of this area serves as a golf course with associated buildings.</p> <p><b>AA 4:</b> At the western end of this analysis area, the land is relatively level and comprises tree lined fields, some of which are used for grazing. Built form is present in the form of stabling. This area in part abuts built-up areas falling within Selsdon (LB Croydon).</p>	

A: Map of Area for Further Investigation



Tandridge  
District Council

Green Belt Investigation Area - Site: 001

1:19,560 N



**B: Why was this selected as an Area for Further Investigation?**

The Strategic Assessment contained in the Green Belt Assessment (December 2015) (Strategic Area A) identified parcels to the north of the District within the Green Belt, which have an effective role in continuing to guard against sprawl from London. The Green Belt between Selsdon/New Addington/Warlingham is extremely effective in achieving this and positively deviant from the purposes 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.

**C: Summary of Consultation Comments applicable to Area for Further Investigation.**

Land at Farleigh Road is part of the beautiful Crewes Valley Area of Great Landscape Value, which the Green Belt Assessment of Parcel 001 highlights as very important in stopping the coalescence of two built-up areas of Warlingham.

“The Green Belt between Selsdon / New Addington/ Warlingham is extremely effective and positively deviant from the purposes of the Green Belt.” This statement is misleading since the area is most certainly effective and cannot therefore be deviant.

The assessment on this area should be clear it is more effective at meeting Green Belt purpose and should be strongly protected.

The Caravan Park that is referenced to be in GBA 001 is actually in GBA 002

The four adjacent sites bounded by Farleigh Road, Green Hill Lane, Harrow Road, Chelsham Road and Alexandra Road prevent the merging of Warlingham with the pain part of Chelsham and therefore fulfils an important Green Belt purpose. The contribution it plays in the setting of conservation areas is also important.

**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

AA 1: This area includes sporadic residential development that is contained within the Green Belt.

AA 2: This area, whilst large, has very limited built form within it, but abuts a residential estate in New Addington.

AA 3: This area accommodates a golf course, including a club house and ancillary buildings, as well as a building of agricultural appearance that forms part of the golf course. It abuts residential built form located within Selsdon.

AA 4: This area includes isolated dwellings and stable buildings. The dwellings pre-date the Green Belt.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

AA 1: This area is predominantly undeveloped and comprises a field.

AA 2: This area is predominantly undeveloped comprising countryside with wooded areas breaking up the open grass land.

AA 3: This area is predominantly undeveloped, comprising wooded hillsides and a golf course.

AA 4: This area is predominantly undeveloped and comprises fields, some of which are used for horse grazing purposes.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

AA 1: Along the eastern edge of this area is a highway and to the north it abuts school fields, which are tree lined. The highway represents a definitive boundary, but the boundary to the north does not.

AA 2: At its northernmost point it abuts built-up development in the adjoining authority, including a highway. It is also at the ridge and is tree lined. This provides a definitive boundary.

AA 3 and AA 4 include no clear and definitive boundaries. It is noted that on the northern side of the analysis areas development extends in an easterly direction, but this is not the case on the southern side. Development has therefore not sprawled outwards from Warlingham.

However whilst the boundaries are largely not definitive, following the administrative boundary, it has clearly contained development and prevented sprawl.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

AA 1, AA 2 and AA 3 do not contain any settlements or built-up areas and as such do not serve the purpose of preventing settlements from merging.

AA 4 abuts Warlingham along its western edge, which coalesces with Hamsey Green along the Limpsfield Road. Immediately to the north of the administrative boundary development has extended in an easterly direction. On the southern side of the analysis area further coalescence has been prevented.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

AA 1 is a field with no apparent active use, although historically it may have been farmed. It relates well to the Green Belt purposes and supports its essential characteristic of openness.

AA 2 comprises open grassland with wooded areas. There is no apparent use of this area.

AA 3 includes wooded areas and a golf course, which constitutes permissible development in the Green Belt and therefore relates well to the purposes of including land in the Green Belt.

AA 4 comprises fields used for grazing with some stabling. The agricultural use of this area predominantly retains openness and is appropriate in policy terms.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

There are no Conservation Areas within the Area for Further Investigation, although it is noted that Fickleshole and Great Farleigh Green Conservation Areas abut this area. These are subject to separate consideration elsewhere in this Report.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

AA 1 and AA 2 do not appear to have been subject to any development pressure.

AA 3: This area has been the subject of pressure as is evidenced by the golf course.

AA 4: This area appears to have been subject to pressure relating to stabling.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

AA 1: This area includes a public right of way abutting the field, but does not otherwise provide any public benefits.

AA 2: This area does not appear to include any formal rights of way but it is clear that there is informal use and as such it provides public benefits.

AA 3 and AA 4 include some formal rights of way and therefore provide public benefits.

**L: Using all the above information, what is the final conclusion?**

Overall, this Area for Further Investigation effectively prevents the sprawl of built-up areas, including the eastward sprawl from Hamsey Green, and thereby serves purpose 1 of including land within the Green Belt successfully. The relatively limited development within this Area indicates that it assists in safeguarding the countryside from encroachment and makes a notable contribution to serving Green Belt purpose 3. In addition, part of this Area for Further Investigation forms part of and makes a substantial contribution to the setting of the Old Farleigh Conservation Area and to some extent the Ficklehole Conservation Area.

It is concluded that Area for Further Investigation 001 strongly serves 3 of the purposes of including land with the Green Belt. Additional protection has been considered but it has been concluded that no stronger protection is either necessary or possible. Therefore, it is ruled out from further consideration as part of the Green Belt Assessment.

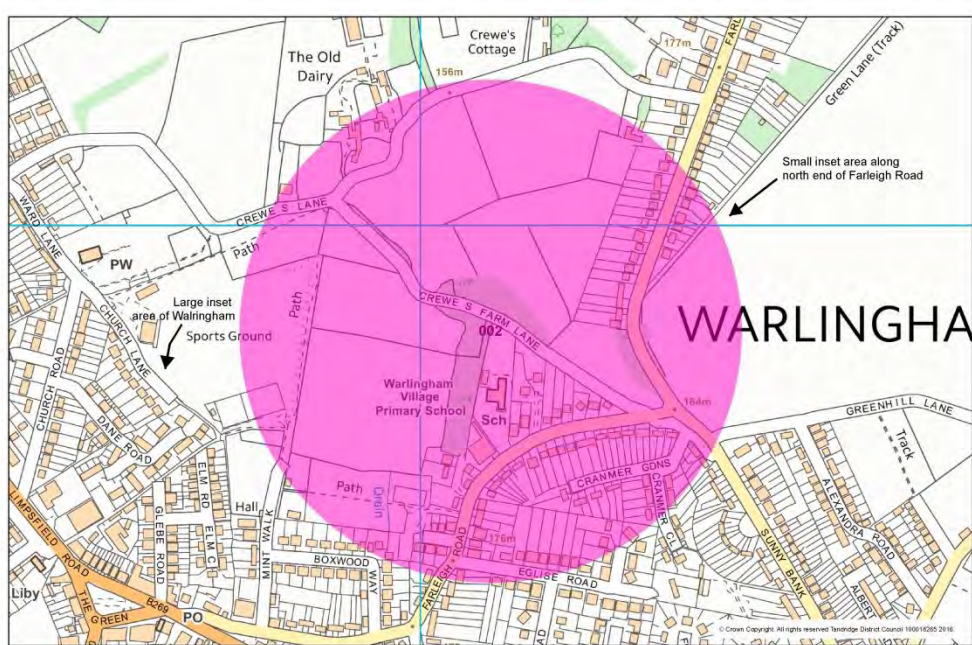
## GBA AREA FOR FURTHER INVESTIGATION NO:

002

### Description of Area for Further Investigation

This Area comprises grassland that is tree lined with intermittent and small wooded areas. It includes varying topographical features, sloping upwards in an easterly direction towards the north end of Farleigh Road and from the west of Crewes Farm Lane in a northerly and southerly direction. Beyond the southern and south-western boundaries built form is apparent from within the Area. The predominant land use is horse grazing, but this Area also accommodates a sports ground, church and cemetery, isolated dwellings, stud, recreation ground and scaffolding yard.

### A: Map of Area for Further Investigation



Tandridge District Council Green Belt Investigation Area - Site: 002

1:4,280 N





#### **B: Why was this selected as an Area for Further Investigation?**

The thin strip between the small inset area along the north end of Farleigh Road and the large inset area of Warlingham is of particular importance. A reduction in this gap would compromise the separation between the small inset and large inset area of Warlingham. As such, this Area has been identified as an Area for Further Investigation.

#### **C: Summary of Consultation Comments applicable to Area for Further Investigation**

The assessment on this Area should be clear if it is more effective at meeting Green Belt purpose and should be strongly protected.

#### **D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

This Area includes built form, including some isolated dwellings, stabling, sand school, a church, two buildings within the sports ground, as well as tennis courts, a formal play area and a scaffolding yard. All of this development is within the Green Belt; however it is primarily located on the outer edges close to the urban area. Stabling facilities are located in a sporadic fashion across this Area, whilst a cluster of buildings is located to the north of Crewe's Lane, including the stud and some residential accommodation.

#### **E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

Whilst there is built form in this Area, much of it is close to the western boundary. The remainder of this Area is predominantly undeveloped and comprises tree lined fields on a slope.



**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

Definitive boundaries include Church Lane/Ward Lane and those formed by residential properties. These boundaries have served to prevent sprawl as have those extending along property boundaries.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

This Area for Further Investigation has been identified as being of particular importance in ensuring the separation of the small inset part along the north end of Farleigh Road and the large inset area of Warlingham. At the south-eastern point, these two areas are in very close proximity and there appears to be a lack of physical boundaries delineating the urban from the Green Belt area, with the garden serving number 161 Farleigh Road appearing to have no physical boundary separating it from the field to the south. The loss of this Area would result in these two areas merging, both physically and visually. Beyond this Area built form in both directions is visible but the lack of built form within the gap ensures separation.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

The predominant use across this Area is equestrian and this relates well to the Green Belt purposes.

Those uses comprising informal and formal outdoor sport and recreation ensure the land is predominantly undeveloped, but alter its character, in particular the sports and recreation grounds, and introduce ancillary buildings. Uses for outdoor sport and recreation relate well to the purposes of including land in the Green Belt.

Neither existing residential development, nor the use of part of this Area as a scaffolding yard, relate well to the Green Belt.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

There are no Conservation Areas within or immediately abutting this Area for Further Investigation.

**J: Has this area been subject to development pressure? Refer to Planning applications/appeals and identify the key Green Belt Considerations mentioned in the report.**

Aside from the erection of stables and other equestrian-related development, much of the development appears to pre-date the designation of this land as Green Belt. A squash court building was erected post-Green Belt designation, but the planning justification for doing so is no longer available. An application for the change of use to residential of an existing building was granted permission at Lincoln Stud Farm on the basis of very special circumstances, which included a change in policy and the need for residential use on site to ensure security associated with the business. It was considered that the change of use would be associated with an established equestrian/business use and its conversion and use would not cause demonstrable harm to the Green Belt or the visual amenities of the locality.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

The Area for Further Investigation is crossed by public footpaths and public bridleways, which are well used by the public as well as those using this land for the grazing and stabling of horses. The sports ground and public recreation ground provide public benefits by providing opportunities for outdoor sport and recreation.

**L: Using all the above information, what is the final conclusion?**

The conclusions for this Area for Further Investigation are two-fold.

1. Overall this Area has served to ensure built form has not sprawled, with much of the development contained within it pre-dating the Green Belt. Furthermore, it has retained sufficient space to ensure both parts of Warlingham, the small inset part along the north end of Farleigh Road and the large inset part of Warlingham, do not visually or physically coalesce although it is noted that the gap at the south-eastern corner is very small. Furthermore, the land within the Area for Further Investigation retains a predominantly open and undeveloped appearance and contains uses which relate well to the Green Belt purposes.

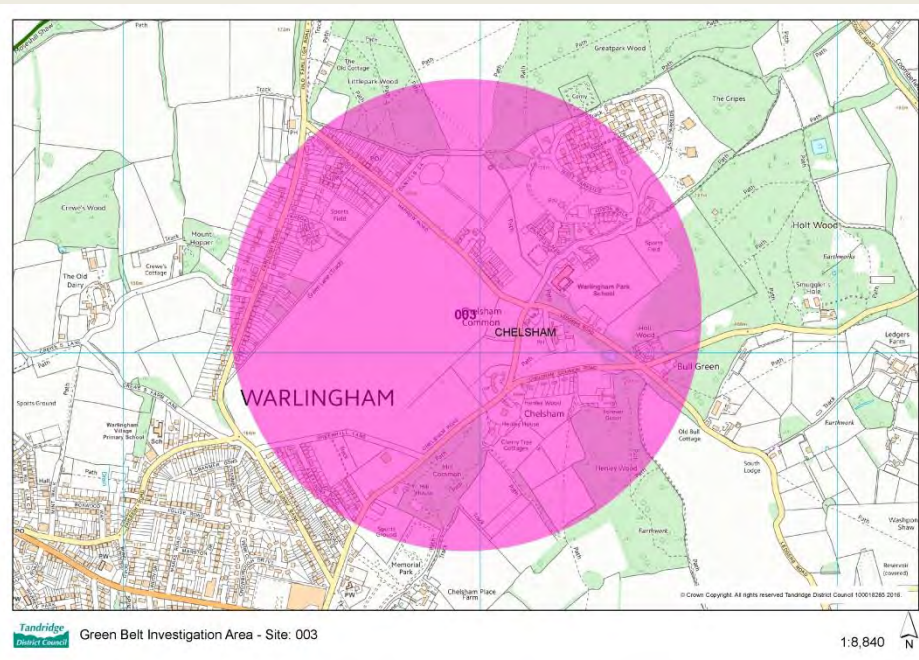
It is therefore concluded that the majority of the land in this Area for Further Investigation should be excluded from further consideration as part of the Green Belt Assessment.

2. However a small section to the south-west is bounded by development on three sides and includes development extending in a north-easterly direction. There is a strong sense of containment within this part, which is derived from both the siting of built form and topography. Whilst it is recognised that it provides some public benefit, it is concluded that this part of the Area for Further Investigation would benefit from further investigation as part of the Green Belt Assessment in terms of exceptional circumstances.

## Description of Area for Further Investigation

This Area is located to the east of the small inset area of Warlingham along the north end of Farleigh Road and north-east of the large inset area of Warlingham. It comprises fields and wooded areas, some of the wooded areas are substantial. Built form within this area is of low density, with isolated clusters of mostly residential development centred on the historic settlement of Chelsham, although it is a dispersed settlement. A notable level of built form, mostly residential, is present within and on the periphery of the Great Park Estate, a private residential estate set around the original clock tower. Land to the north, east and south of Great Park comprises woods with fields to the west.

## A: Map of Area for Further Investigation



## B: Why was this selected as an Area for Further Investigation?

The Great Park Estate and the Warlingham Park Estate are prominent and have an encroaching effect on the countryside. As such, this area has been identified as an Area for Further Investigation.

## C: Summary of Consultation Comments applicable to Area for Further Investigation

Referred to as Parkside Estate and Warlingham Estate but is known as Great Park. Great Park is not prominent and does not have a significant encroaching effect as meets the National Planning Policy Framework in allowing new buildings within the Green Belt through infilling or partial or complete redevelopment of a previously developed site. The original planning application for Great Park was amended to significantly reduce the number of houses that were built to ensure they were only located on the footprint of

demolished buildings.

The strip between the main part of Warlingham and the small inset part of Warlingham is of importance. A reduction in this gap would compromise the separation of the settlements. It would also bridge the gap between Chelsham and Warlingham.

Any reference to the Caravan Park that has made this an area for further investigation should not be considered as there are no Caravan Parks in this area.

This area prevents the coalescence of Warlingham and Chelsham. It also preserves Warlingham's special and historical character, thus limiting encroachment upon the countryside. Green Belt policy has been successful in keeping these two settlements separate.

There is a historical element to Warlingham and this can be seen in the age, style and setting of properties including the 17<sup>th</sup> century listed pub – The White Lion.

This area is described as 'scruffy', which is not accurate and is well maintained by the farmer.

The assertion that the hillside to the south of Warlingham will in itself prevent building is wrong.

Galloway Lodge should be included as an investigation area too.

**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

There are two distinct forms of built form:

Built form within and associated with the Great Park area at a relatively high residential density centred around the clock tower, with some spread of development to the eastern side of the site, although at lower density.

Built form also exists in the form of small cul-de-sacs leading off the access road, school buildings dating from different periods to the south-east side of the access road and bowls club building and cricket pavilion. The bowls club building pre-dates the re-development of this site. The main area of Great Park is set within a spacious and green setting and beyond this it is bounded by trees and fields. Outside of Great Park there are clusters of dwellings, much of it pre-dating the Green Belt, although some dates from the mid-1950s. This is more dispersed and is centred on the historic core.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

Whilst Great Park is predominantly developed, the wider area is predominantly undeveloped and includes wooded areas and fields, including a sports field.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

The Green Belt boundaries run predominantly along the boundaries of properties forming part of the large inset area of Warlingham and the small inset area along the north end of Farleigh Road. The Green Belt in this Area for Further Investigation has prevented further sprawl from the built-up areas comprising the large inset part of Warlingham and the small inset area of Warlingham.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

Chelsham is a settlement although with no services and with a dispersed character, aside from Great Park. It is considered that the wider area serves effectively in preventing Warlingham from merging with Chelsham.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

The wider Area for Further Investigation includes fields, some of which appear to be in active agricultural use, with some grazing of horses; both of which relate well to the Green Belt purposes. The other predominant use is residential, which does not relate well to the Green Belt purposes or essential characteristics.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

This Area for Further Investigation is located in close proximity to the Great Farleigh Green Conservation Area, which is considered separately elsewhere in this Report.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

The former Warlingham Park Hospital was the subject of two applications for redevelopment, including the erection of 249 dwellings (TA/95/184) and 169 dwellings (TA/96/746), which were refused permission. The latter was subsequently allowed on appeal. Prior to this, the site evolved through a number of extensions and alterations to buildings associated with its use as a hospital. Since permission was granted for the original scheme there have been minor applications for replacement dwellings, a pavilion and stabling; all of which have been considered as appropriate development in the Green Belt. In the wider Area for Further Investigation development has been limited, largely comprising residential conversions and provision of buildings for and extensions to established outdoor recreation sites.

The applications at Warlingham Park Hospital identified the site as a major developed site in the Green Belt. It was accepted that its redevelopment for housing was the only realistic and appropriate alternative use and that the scheme for 169 units generally met the criteria set out in PPG2, the national policy for Green Belts at the time, although in excess of the North of Downs Local Plan 1992 allocation, which set out a minimum of 100 residential units for the core area.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

Whilst within Great Park there are areas of informal and formal outdoor sport and recreation, as a private residential estate its use does not have wider public benefits. Public footpaths surround the site and extend through the wider area, providing public benefits including access to the countryside from the urban areas.

**L: Using all the above information, what is the final conclusion?**

Historically, the part of the Area now known as Great Park served as a hospital and redevelopment was allowed on appeal on the basis that it would not have any greater impact upon the openness of the Green Belt. Whilst the redevelopment represents a notable level of development within the Green Belt and can be viewed as encroachment upon the countryside, it replaces a previous and historic use which pre-dated designation of this land as Green Belt.

In light of this and the age of built form within this Area it is considered that the Green Belt has prevented further sprawl of built-up areas and encroachment into the countryside.

In addition to serving purposes 1 and 3, this Area for Further Investigation effectively serves Green Belt purpose 2 in preventing Warlingham from merging with Chelsham.

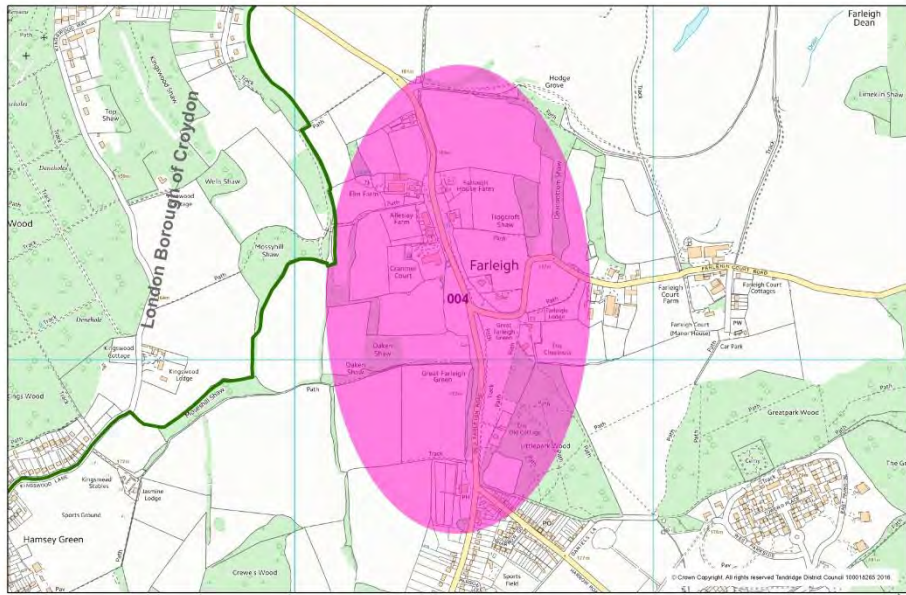
Furthermore, overall, the character of this Area for Further Investigation remains open and undeveloped in its appearance. In light of the above conclusions it is concluded that this Area should not be considered further as part of the Green Belt Assessment.

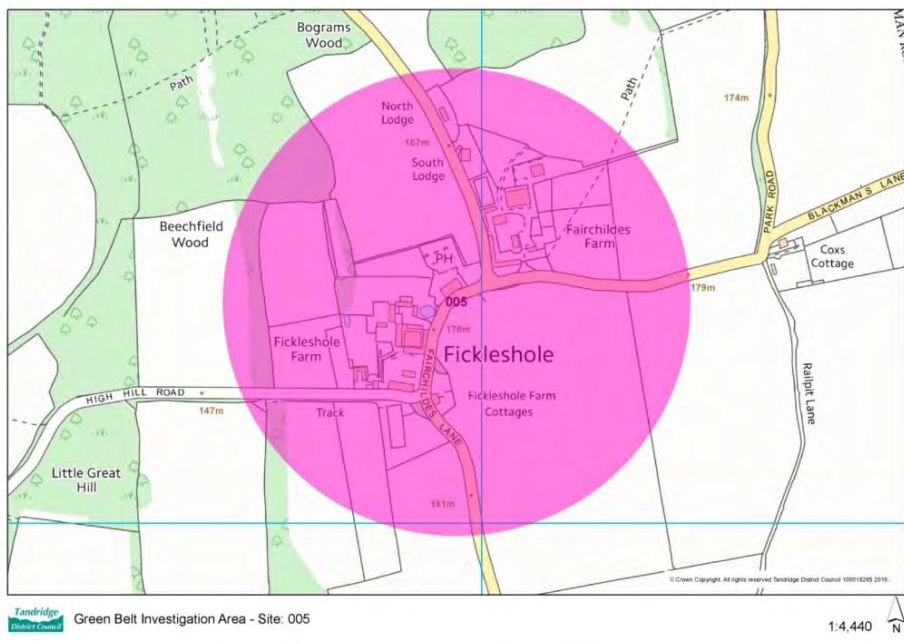
**Description of Areas for Further Investigation:**

AFI 004: This Area, which relates to the Great Farleigh Green Conservation Area, is to the north of the small inset area of Warlingham along the north end of Farleigh Road and straddles the road leading out of the District. It abuts an urban area to its south and includes an area of open common land, defined by trees and with isolated dwellings. The northern half of this Area includes a more concentrated array of built form, including a farm and a substantial care home, bounded by fields that are tree lined.

AFI 005: This Area relates to the Ficklehole Conservation Area. It comprises a small cluster of buildings, including two farms, a public house and isolated cottages, in a reasonably isolated position and bounded by hedge and tree lined fields, with intermittent wooded areas. The topography gradually changes with the fields sloping upwards away from the built form.

**A: Maps of Areas for Further Investigation**





**B: Why were these selected as Areas for Further Investigation?**

The Green Belt is effective in preserving the setting of the Farleigh and Fickleshole 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 to the Conservation Area, both Farleigh and Fickleshole Conservation Areas have been identified as Areas for Further Investigation.

**C: Summary of Consultation Comments applicable to Areas for Further Investigation:**

AFI 004: This Area makes a very important contribution to the setting of Warlingham and its spacious character, and should be kept in open recreational use. The area is an important strip of countryside between Farleigh and Limpsfield Roads, and the Crewes Valley. The statement that there are no conservation areas in GBA 004 is wrong.

AFI 005: The Bypass is not a valid topographic boundary and the elevated western ridge has an important role in defining and containing the settlement of Caterham Valley.

**D: Is there built form in the Areas for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

AFI 004: The Area comprises a public house on its southern edge, isolated dwellings and a farm and care home. The majority of development clearly pre-dates the Green Belt with the exception of the care home, which is a substantial building and of recent construction.

AFI 005: The Area comprises a listed public house, two farms (one of which is listed) and numerous farm buildings, cottages and stabling. The majority of the buildings are historic and pre-date designation as the Green Belt.



**E: How much undeveloped land lies within the Areas for Further Investigation and describe the undeveloped land?**

AFI 004: Whilst there is built form in this Area, it is predominantly undeveloped with open areas separating the bulk of the built form from the cluster of development to the north. The undeveloped land contains a mix of uses including common land, woodland, grazing for horses and some in agricultural use.

AFI 005: Within the Conservation Area there is extensive built form, but the surrounding land is predominantly undeveloped and comprises fields, with wooded areas beyond.

**F: Are there any definitive boundaries within the Areas for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

AFI 004: The boundaries delineating the inset area to the south include two highways and the boundary between a residential property and the public house. It has prevented sprawl northwards from the inset area.

AFI 005: There are no definitive boundaries within the Conservation Area (although the Conservation Area has boundaries for administrative purposes.)

**G: Do the Areas for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

AFI 004: Great Farleigh Common includes a historic settlement and the Green Belt has contained development, prevented further sprawl or merging with this Area, retaining both a visual and physical separation.

AFI 005: This is an isolated hamlet which is not close to any other settlements and as such it is unlikely that it would merge with any other settlements.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

AFI 004: This Area includes a mix of uses, including common land, residential use, including a care home, farm and areas used for the grazing of horses. The common land and land in agricultural use relate well to the purposes of including land in the Green Belt, whereas the residential use does not.

AFI 005: This Area contains a mix of uses, including the public house and residential, which do not relate well to the purposes of including land in the Green Belt. However the remainder of the land includes the farms and land used for the grazing of horses, which relate well to the purposes of including land within the Green Belt.

**I: Is there a Conservation Area within the Areas for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

AFI 004: This Area constitutes the Great Farleigh Green Conservation Area and extends to the north of the small inset area of Warlingham along the north end of Farleigh Road. There is limited information on the reasons for designation, but the associated information refers to the fact that there are few small rural settlements remaining in the District.

AFI 005 This Area constitutes the Ficklehole Conservation Area, which is reasonably small. It is clearly a rural hamlet centred on farming and agricultural practices and it is set amongst open fields. The boundaries contain the built form, including most of the farm buildings.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

AFI 004: The main development pressure in this area relates to the care home, which was redeveloped pursuant to planning permission TA/2003/1817. Redevelopment was allowed on the basis of very special circumstances relating to the need for nursing home beds, pressures for extensions to existing nursing home and the limited opportunities for new homes in the District. It was subsequently extended on the basis of very special circumstances relating to limited effect upon the openness of the Green Belt, provision of a safe and covered visitor area, and benefit to the well-being, security and quality of life for residents. An outbuilding has also been permitted on the basis of need for secure storage of medical equipment and the lack of sufficient storage space for residents.

Outbuildings relating to various dwellings have also been permitted on the basis of very special circumstances.

AFI 005: There has been little pressure within this Area but the public house has been the subject of several applications, with an infill extension permitted on the basis of the lack of harm to openness of the Green Belt.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

AFI 004: Great Farleigh Green is crossed by public footpaths and bridleways and has the character of common land. The footpaths and bridleways also lead out to land beyond the Conservation Area. It is considered that this Area provides public benefits.

AFI 005: Most of the land within the Fickleshole Conservation Area is privately owned, providing primarily private benefits, but it does include some formal public rights of way; as such it provides some public benefits.

**L: Using all the above information, what is the final conclusion?**

AFI 004: It is considered that the Green Belt in this location has ensured the retention of an open and undeveloped sense of place and has effectively prevented the sprawl of the inset area to the south. In this way, it has maintained the rural character of this Area as well as the setting and special character of the Conservation Area. It is considered that this Area successfully serves purposes 1 and 4 of including land in the Green Belt.

AFI 005: The agricultural use around the cluster of built form maintains an open and undeveloped appearance and contributes significantly to the openness of the surrounding Green Belt. The Green Belt is considered to preserve the setting and special character of the Conservation Area and effectively serves purpose 4 of including land within the Green Belt.

Both AFIs have been considered in terms of additional protection but it has been concluded that no stronger protection is either necessary or possible. On the basis of the above conclusions, it is considered that Areas 004 and 005 should be ruled out from further consideration as part of the Green Belt Assessment.

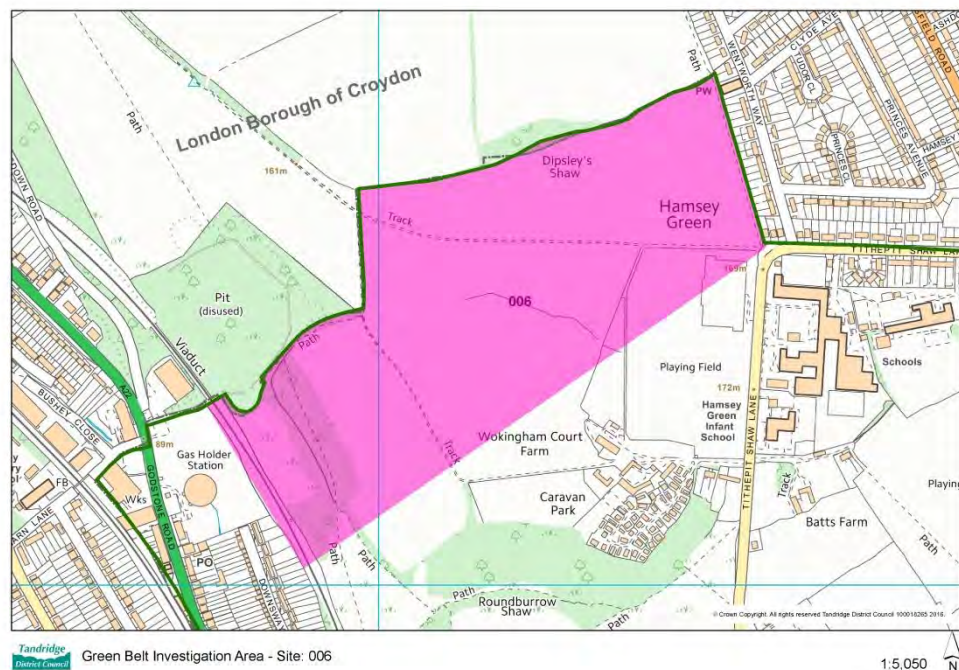
## GBA AREA FOR FURTHER INVESTIGATION NO:

006

### Description of Area for Further Investigation

This Area is on the edge of Warlingham and Hamsey Green and abuts the boundary with the London Borough of Croydon (to the north and east) and extends down to Whyteleafe (to the west). It comprises an area of land which is grassed, bounded by trees and used for informal outdoor recreation. It is predominantly level before sloping downwards in a westerly direction, at which point it turns into wooded hillside. Residential development abuts its eastern boundary whilst the western boundary adjoins a gas holder and residential development beyond the railway line. This area is separated from the Kenley Aerodrome by the A22 and intervening development.

### A: Map of Area for Further Investigation



### B: Why was this selected as an Area for Further Investigation?

The assessment on Strategic Area A contained in the Green Belt Assessment (December 2015) recognises that due to the parcel's proximity to London, the northern areas of the District are considered to check against urban sprawl from the settlements outside the District in the north. Land abutting this Area which falls outside this District includes Hamsey Green to the east whilst to the north it abuts land designated as Green Belt; both fall within the London Borough of Croydon's jurisdiction. As development outside the District cannot be controlled by TDC, 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 the neighbouring London Borough, in this case Croydon, should it happen. As such, this Area has been identified as an Area for Further Investigation.

**C: Summary of Consultation Comments applicable to Area for Further Investigation**

Area for Further Investigation 006, titled "District Boundary with Croydon, adjoining Kenley", refers to "urban sprawl from Kenley Aerodrome", but the map shows Area 006 as an area east of the A22 and not near Kenley Airfield.

**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

There is no built form in this Area, but it abuts built form on its eastern and western edge.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

This Area is predominantly undeveloped. It comprises a mix of open grasslands, with wooded areas and wooded hillsides.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

The northern boundary of this Area follows the District boundary, which in part follows a tree line. Along its western edge is a railway line and its eastern edge runs along the rear boundaries of residential properties falling within the Borough of Croydon. Land immediately to the north comprises open and undeveloped grassland with no built form, however it is considered that the administrative boundary would prevent sprawl from the adjoining authority should this land be developed. Built form in the London Borough of Croydon adjoins the eastern boundary of this Area and it is considered that the Green Belt in this location has effectively prevented sprawl from outside the District.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

Although land immediately to the north is currently undeveloped, built form abuts the eastern and western boundaries. It is considered that this area of land prevents Hamsey Green from merging with Whyteleafe.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

This Area is used as informal outdoor sport and recreation space, which is linked with the Whyteleafe Recreation Ground. The recreational use retains the openness of the Green Belt and supports its essential characteristic as well as purposes 1 and 3 of including land within the Green Belt.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

There is no Conservation Area in this Area for Further Investigation.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

The Area for Further Investigation has not been subject to development pressure.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

The use of this land is such that it provides notable benefits to the public in terms of outdoor sport and recreation. It is located close to transport links and links through to the more formal recreation grounds at Whyteleafe.

**L: Using all the above information, what is the final conclusion?**

It is considered that the Green Belt within this Area for Further Investigation prevents sprawl from the built-up areas outside the District and has contained existing development from spreading to the south or west from Hamsey Green. It is further considered that it prevents towns from merging, particularly between Hamsey Green and Whyteleafe, whilst safeguarding the countryside from encroachment. This Area for Further Investigation is therefore considered to serve the purposes of including land in the Green Belt particularly well, and supports its essential characteristic through an open and undeveloped appearance. Additional protection has been considered but it has been concluded that no stronger protection is either necessary or possible. On this basis, it is recommended that this Area for Further Investigation should be ruled out from further consideration as part of the Green Belt Assessment.

## GBA Area for Further Investigation No:

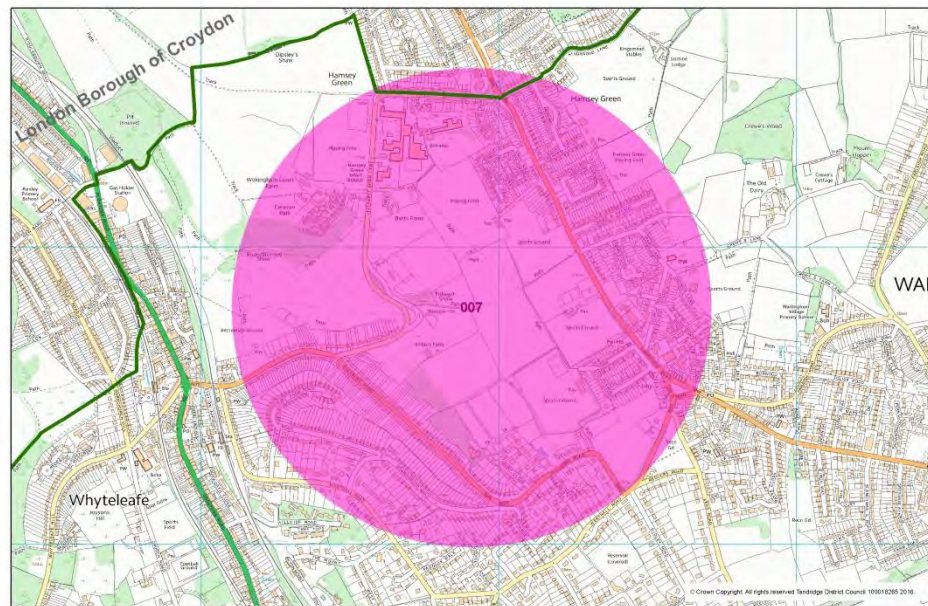
007

### Description of Area for Further Investigation

This Area comprises land in close proximity to the administrative boundary with the London Borough of Croydon. Land to the north of the Area includes three schools, including Warlingham School and Hamsey Green Primary and Infant's schools, with a school sports ground on the opposite side (west) of Tithepit Shaw Lane. The western part of the Area for Further Investigation accommodates a row of dwellings leading onto a caravan/mobile home park and various buildings, which historically served as part of a farm, but now include a mix of uses, such as residential and commercial development.

The north/north-eastern part of the Area accommodates residential development, fronting the Limpsfield Road or set around a square. The northern part of the Area comprises various sports and recreation grounds with 4 pavilions. These are interspersed and abutted by areas of land comprising scrubland and wooded hillsides. The southernmost part of this Area contains a mix of uses, including allotments, a green and built form extending into the Green Belt, and is bounded by built form on 3 sides.

### A: Map of Area for Further Investigation





**B: Why was this selected as an Area for Further Investigation?**

Hamsey Green School and the Park Home Estate have been built-up over the years and appear to have sprawled into the area from the adjacent urban settlement of Warlingham. Development has an urbanised character added to by the Park Home Estate, the School and the sports ground and it encroaches upon the countryside. As such this Area has been identified as an Area for Further Investigation.

**C: Summary of Consultation Comments applicable to Area for Further Investigation**

The assessment on this Area should be clear if is more effective at meeting Green Belt purpose and should be strongly protected.

Development around Tithepit Shaw Lane would merge Whyteleafe and Hamsey Green.

The Areas for Further Investigation identify areas which prevent the coalescence of Caterham and Warlingham.

**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

To the northern edge, there is notable built form around the schools. The sports and recreation grounds include buildings and facilities supporting their use, such as changing rooms, pavilions, floodlighting and fenced hard surface areas. In addition, the Area includes a row of dwellings, as well as more sporadic residential development, which leads off the western side of Tithepit Shaw Lane and is clearly historic in appearance. This Area also includes mobile homes and various other buildings, the latter appear to have served as agricultural buildings or stabling and pre-date the Green Belt. To the far south are residential dwellings and a girl scout hut.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

The Area includes some land which is entirely undeveloped, and this includes scrubland, wooded hillsides and fields.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

The boundaries include part of the east-to-west stretch of Tithepit Shaw Lane to the north of Warlingham School, the rear/flank boundaries of properties, part of the north-to-south stretch of Limpsfield Road and stretches of Leas Road, Redvers Road and Hillbury Road. Whilst the boundaries appear to have largely prevented any sprawl at the time of policy designation, since then the land serving the schools has clearly been subject to development pressure and the Green Belt boundary abutting the schools appears to have been unable to prevent intensification of development. Land to the south of the Area is almost entirely landlocked and whilst the Green Belt has served to prevent development within it, given its layout and that of the urban areas any built form would be contained rather than representing sprawl and as such does not serve this purpose.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

This Area abuts the administrative boundary and the settlement of Hamsey Green, whilst coalescing with Warlingham. The wider area includes Whyteleafe to the west and is located between the built-up parts of Warlingham on the ridge and those extending westwards towards the hillsides. This Area has served to prevent these built-up areas from merging, although part of the south-eastern end contains a section, which is not considered to serve purpose 2 of including land within the Green Belt well. This is because the southern section is almost entirely landlocked by built form forming part of Warlingham.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

There is mix of uses within this Area, including residential development that does not relate well to the purposes of including land in the Green Belt.

A significant part of the Area serves three separate schools and whilst there are areas of open and undeveloped land on some of those sites, the schools include notable built form and therefore do not relate well to the Green Belt purposes.

Land to the south includes allotments, fields and open common land with some limited residential development, which generally relate well to the Green Belt purposes. The open and undeveloped land appears to have no formal use and whilst the sports and recreation grounds includes some building, overall the use of the land in this Area retains the openness of the Green Belt and relates positively to the purposes of including land within the Green Belt.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

There is no Conservation Area in this Area for Further Investigation.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

Historically, the main development pressure in this Area has been associated with Warlingham School and the various sports grounds. The school and Hamsey Green were subject to a planning application in 1951 for use of 12 acres for educational purposes/playing fields (CAT/899) with a statement of deemed permission



issued in 1953 relating to three buildings (CAT/1082 and CAT/1155).

The development associated with Warlingham School has been predominantly inappropriate in policy terms, but permitted on the basis of very special circumstances that were considered to outweigh harm to the Green Belt.

- Permitted development includes demountable classrooms for use as an exclusion unit. A demonstrable need for the development alongside heavy use of existing facilities and the importance of the school to pupils and the wider community constituted the very special circumstances (TA/2015/2212 and TA/2007/1255).
- An extension under a covered walkway was permitted on the grounds that it infilled a void, provides access for disabled students and resolves security issues (TA/2006/1176).
- Floodlights were permitted on the basis of their location close to trees and lower height than the existing lights that were to be removed, resulting in reduced visual impact (TA/2008/917)
- A single storey extension was permitted, which was limited scale and located in the middle of built form. It was considered that harm to the openness of the Green Belt was negligible and the need for storage had been demonstrated (TA/2005/699).
- Single storey extensions were permitted to the 6<sup>th</sup> form centre on the basis of the school's need to accommodate increasing pupil numbers ((TA/2006/459).
- A 3-storey extension was permitted on grounds of its limited impact upon openness due to the surrounding built envelope, the resulting reduction in the spread of built form as well as the need to upgrade and replace an existing temporary classroom, and provide permanent teaching facilities (TA/2014/353).
- In 2008 an extension to provide essential offices and meeting rooms for use as interview rooms and as disabled access was permitted on the basis that it did not increase the building's footprint (TA/2008/1562).

In 2000 permission was granted for a portal framed building to enclose existing buildings, whilst providing a hall extension at the Warlingham Rugby and Football grounds (TA/2000/1098). It was considered to provide 'essential' facilities and the taller and larger building proposed was considered to be justified on the basis that the larger part of the floor space to be enclosed was existing floor space.

The mobile home park has been present on this site for a number of years, having initially been parked on this land in about 1947, with conditional permission being granted in July 1949 (CAT/379), followed by short term consents in 1953, 1956 and 1958. The 1958 permission was temporary (10 years) (CAT/3271) but in 1976 permission was granted in perpetuity by the Secretary of State, contrary to the conclusions of the planning authority and the Planning Inspector. In his conclusions the Secretary of State acknowledged that it would be unlikely to be acceptable as a residential use if it had been undeveloped land. However, he gave significant weight to the site's planning history and continued use for mobile homes over more than 30 years under temporary permissions, whilst affording limited weight to arguments relating to the protection of the Green Belt and traffic generation in an area that had experienced little development pressure, other than that relating to existing buildings/sites.

The only housing development of substance is that at Hillbury Farm (TA/2014/221). This scheme was permitted on the basis that it reused previously developed land and would not have a greater impact upon openness of the Green Belt.

#### **K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

The wider Area includes a number of public rights of way as well as more informal routes, and as such provides public benefits in line with paragraph 81. In addition it includes an area of open grassland which provides public benefits.

## L: Using all the above information, what is the final conclusion?

The overall conclusions for this Area for Further Investigation are two-fold.

1. Around the three schools, there is notable development, which does little to contribute towards the openness of the Green Belt, with the exception of the playing field on the west side of Tithepit Shaw Lane. In this location the Green Belt has failed to prevent the sprawl of large built-up areas and merging of settlements. It is therefore not considered to serve these purposes of including land within the Green Belt.

The area to the far south, which is bounded by residential dwellings on three sides, has a sense of containment, although it is largely undeveloped and provides some public benefits. Given the layout of the surrounding urban area, it is almost entirely landlocked. Whilst the Green Belt has restrained development within this section of the Area for Further Investigation, it is not considered to serve the purposes of preventing sprawl, the merging of settlements and safeguarding from encroachment upon the countryside.

On this basis, it is recommended that these two sections of this Area for Further Investigation should be considered further as part of the Green Belt Assessment in terms of whether or not exceptional circumstances exist that may justify boundary change. The two sections are recommended to be considered separately as section AFI 7 a) and AFI 7 b) through the Local Plan process.

2. The remainder of this Area for Further Investigation is considered to serve the Green Belt purposes effectively and make a contribution to the openness of the Green Belt in this location through visual appearance, character and use.

Although partly enclosed on three sides, the sports grounds to the west of Limpsfield Road have largely contained sprawl from the built-up areas and predominantly retained an open and undeveloped appearance as well as accommodate appropriate Green Belt uses in policy terms.

Whilst the mobile home park and cluster of former farm buildings make a limited contribution to openness and serving the Green Belt purposes, overall this is considered to be off-set through the large extent of, and public benefit provided by, the wider undeveloped, open land as well as limited height of built form in this location.

It is therefore concluded that the remainder of the land in this Area for Further Investigation should be excluded from further consideration as part of the Green Belt Assessment.

**GBA AREA FOR FURTHER INVESTIGATION NO:****008****Description of Area for Further Investigation:**

This Area for Further Investigation is large in its extent and has therefore been broken down into smaller analysis areas, from north to south.

AA 1: This analysis area includes land which forms part of Kenley Aerodrome and is located on the edge of the airfield. It is level and grassed where it abuts the airfield, before land levels start sloping downwards in an easterly direction. It is then predominantly wooded, although including some grassed areas. It contains built form within the Kenley Aerodrome Conservation Area and at this section's southern tip, residential dwellings.

AA 2: This analysis area comprises the east facing hillside between Whyteleafe Hill/Whyteleafe Road and the Caterham railway line. It is predominantly wooded with some open grassland. Along its eastern side (to east of Church Lane) the analysis area levels. This analysis area includes sporadic housing, grazing for horses, an allotment and a football ground, in addition to school playing fields.

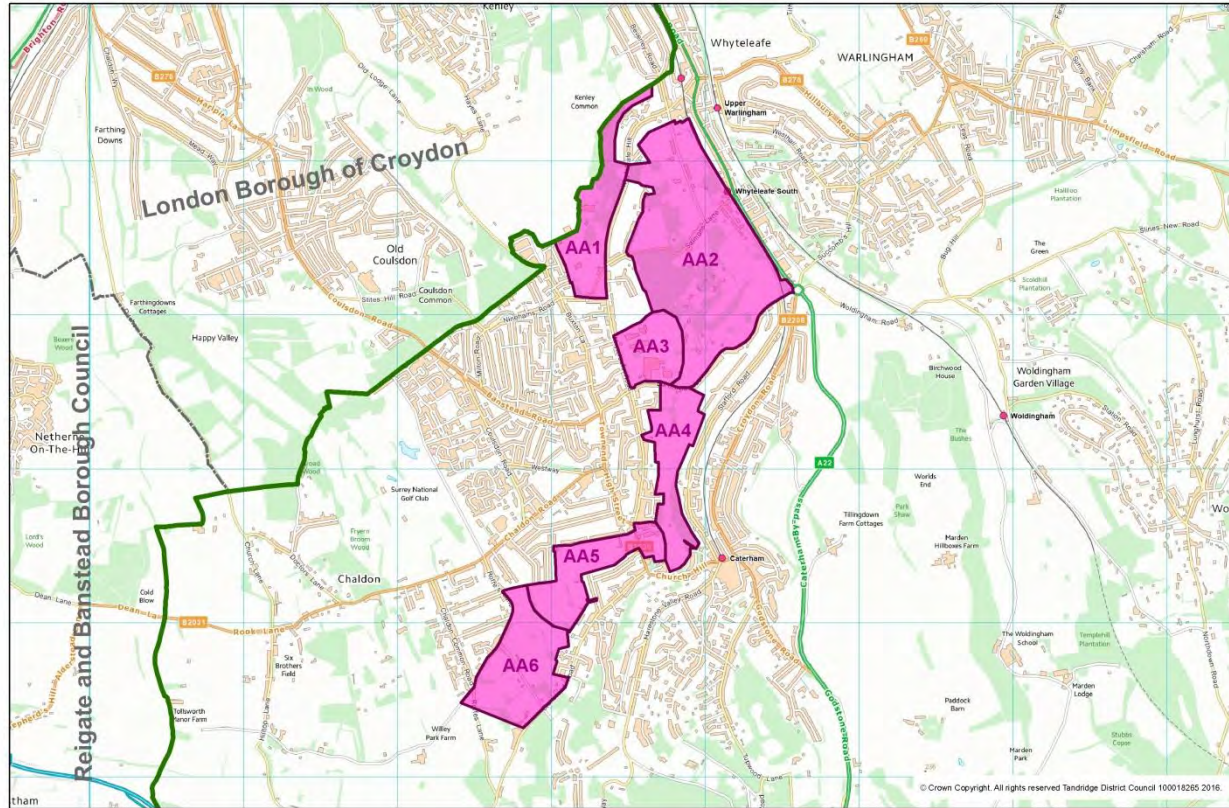
AA 3: The analysis area abuts Whyteleafe Road and Burntwood Lane and comprises a cluster of schools, their playing fields and de Stafford Sport Centre. It is roughly level and includes tree lined playing fields, whilst adjoining residential dwellings in the urban areas.

AA 4: This analysis area comprises further wooded hillside extending between Caterham-on-the-Hill and Caterham Valley. It includes levelled areas on the hill with tree lined grassed areas and accommodates, at its southern end, a cemetery, stabling, limited housing and a rifle range.

AA 5: The analysis area is located on Caterham-on-the-Hill and includes the Dene Hospital, Dene Field, Queens Park, school playing fields and the yard used by the Council. Land is reasonably level and tree lined. Residential dwellings abut Queens Park and the school playing field but these are not within the Green Belt.

AA 6: The analysis area extends beyond the built-up area of Stanstead Road and the tree lined fields, sloping downwards towards Roffes Lane. This area includes residential dwellings and a school.

A: Map of Area for Further Investigation



Green Belt Investigation Area - Site: 008

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### B: Why was this selected as an Area for Further Investigation?

As set out in the assessment on Strategic Area A in the GBA Part 1, the north of the District has a role in preventing sprawl from Greater London. The Part 1 Report noted that development that has occurred in Kenley has created sprawl into Caterham and that as this area has changed substantially since the Green Belt has been designated, it was vulnerable to applications for inappropriate development. This is particularly apparent in the space between Caterham-on-the-Hill and Caterham Valley as it was designated for residential development in one Development Plan. The reason why this Area was never built out and was put back into the Green Belt is unknown. However, it could be due to the topography of the parcel. For all these reasons, this area has been identified as an Area for Further Investigation.

Further, this thin strip of Green Belt separates Caterham Valley, Caterham-on-the-Hill and Whyteleafe, and at some points these settlements are in very close proximity to each other. The redevelopment of Kenley Aerodrome, whilst not physically merging Kenley with Caterham, has created the perception of settlements merging. In addition, the area contains a mix of uses, such as schools and sports grounds, which add to the perception that the settlements adjacent are merging. Whilst the topography and woodland between the settlements 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.

### C: Summary of Consultation Comments applicable to Area for Further Investigation

There have been a notable number of responses that are relevant to this Area for Further Investigation. The following issues were raised:

- Scattered and ad hoc residential development
- Development in Portley Wood Road, The Avenue and Church Road post Green Belt designation.
- Caterham railway line along north-eastern boundary is a defensible boundary.
- A22 not eastern boundary.
- Responsibility for Kenley aerodrome shared with Croydon Council.
- Kenley Aerodrome separates built form between Hayes Lane in Croydon. Northern part protects from urban sprawl and merging of towns, giving its close

- proximity to London. It does not cause the appearance that Kenley and Whyteleafe have merged.
- Kenley Airfield is previously developed. It adjoins the settlement, it is not isolated and it is enclosed in physical and visual terms. An appropriately designed residential development could be found to comply with Green Belt policy. Airfield makes a contribution to openness due to the clearance of most buildings and structures. The character of the original airfield was of a well arranged spacious and open site with a wide range of workshops, hangars and supporting buildings and structures. The land makes a limited contribution to the purposes of Green Belt and its vacant and derelict condition is a visual detractor, which will remain as such unless a viable use is identified.
- Role in preventing sprawl and separates Caterham Valley, Caterham on the Hill and Whyteleafe.
- Parts of GBA 004 are key wildlife havens and tranquil areas
- Assessment on this area should be clear if is more effective at meeting Green Belt purpose and should be strongly protected.
- Areas identified which prevent the coalescence of Caterham and Warlingham.
- GBA cannot join itself. Links 011 and 010.
- Centre section quite flat, with gentle upward slope from Whyteleafe Hill towards top of Church Hill. St. Mary's Churchyard is the property of the church and the larger graveyard is Caterham Cemetery.
- Residential estate on Stanstead Road is not in the Green Belt.
- The Assessment confirms that the topography and tree coverage help to distinguish Caterham Valley and Caterham on the Hill; they therefore meet Purpose 1.
- Topography slopes upwards along Stansted Road but then sharply downwards from close to The Harrow Public House. From Willey Farms, there are views to Harrow on the Hill church to the northwest and southwards to Gatwick Airport.
- It is known as the Old Caterhamians Cricket Club and Whyteleafe Football Club and Burnt Wood Lane should be one word.
- Needs to be consideration of the land between Waller Lane and Burntwood Lane.
- Views between Dene Hospital and St. Mary's Church not limited by tree cover due to intervening open space (Dene Field).
- The area is not covered by dense and mature woodland. There are large areas of grazing land e.g. Joysons Hill on Church Road. Only one large detached vacant building on the site of the RAF Kenley which is now a school. There has been a school on the de Stafford School site since 1804. Latest buildings are post designation of the Green Belt but most likely that many are upgrades of previous units. Development on Kenley aerodrome was the replacement of 125 MoD dwelling units with a newer and higher density estate however it is mainly within the footprint of the previous buildings; therefore it does not represent significant additional development. Sunnydown School is in Portley House on Whyteleafe Road, built in 1856. It previously housed the Portley School for the Deaf.
- Caterham on the Hill and Caterham Valley have different characters. Queens Park does not join the Hill and Valley. Queens Park and the Dene Field further serve to keep to them apart.
- de Stafford Sports Centre and adjoining school do not weaken the sense of separation as the Green Belt land on both sides of Burntwood Lane (and Manor Park) separates this part of the Hill from Whyteleafe, essentially a C19 creation. Caterham on the Hill can rarely be seen from the Valley. This is because of the steep topography and the density of tree cover.
- Open view from Salmons Lane West towards former N.A.A.F.I. building crucial.
- No wooded/green fields to the north.
- Church Road is rural in feel with the fields used for horse grazing. Green Belt land in the south of GBA 004 is also used for livestock grazing.
- Map should show Tandridge District Council and London Borough of Croydon.
- Development east of Torwood Lane and north of Salmon Lane would not significantly affect the separation of Caterham and Woldingham, resulting in low to medium harm to the Green Belt. It is not countryside but equestrian paddocks adjacent to low density residential areas. Would result in the extension of existing residential development but extent of woodland to east, north and south would prevent unrestricted sprawl. Only local heritage asset is the listed Hangars, which are not historic town features and are not visible from or in the context of this site.
- Southern part of the GBA is far away from London and would not prevent sprawl. Landscape and residential development are sporadic and dense and therefore it does not meet the five purposes or realistically prevent sprawl or stop towns merging.
- GBA 008 should be sub-divided and examined further.
- Land east of Roffes Lane plays no significant part in preventing sprawl in the open countryside and landscape further south. Southern part broadens

substantially with minimal risk to the two unrelated towns or neighbourhoods merging, which is helped by Queens Park, sports pitches and the lack of other towns.

- Extreme south of GBA retains the characteristics of 'countryside' and should be retained. Remainder of parcel does not with development interspersed throughout.
- Majority bounded by residential/urban development with enclosed nature. Open spaces serve Caterham and have urban characteristics and as such it does not safeguard the countryside.
- The development at Kenley Aerodrome comprised the replacement of 125 Ministry of Defence dwellings and therefore does not represent significant additional development.
- The extent of Green belt should extend in to the borough of Croydon, as the current map is misleading impression of Green Belt beyond the district.
- Irrelevant to mention impact on rural areas as the Green Belt is not primarily intended solely for rural areas.
- Kenley Park Estate is not in Kenley and instead is an integral part of Portley ward in Caterham on the Hill and has therefore not created sprawl to occur in Caterham from Kenley.
- Clarify that it is not the intention to suggest that Queens Park could be removed from the Green Belt.

#### **D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

AA 1: Built form is present in form of listed buildings associated with the airfield as well as dwellings. Most of these clearly pre-date the designation of this land as Green Belt.

AA 2: The analysis area contains stabling, buildings associated with football grounds and residential dwellings. Most of the dwellings appear to pre-date the designation of the Green Belt.

AA 3: The analysis area contains school buildings and sports facilities, including notable numbers of extensions which post-date the Green Belt.

AA 4: Built form is present in the form of a cemetery, isolated dwellings and buildings associated with the rifle range.

AA 5: The analysis area includes hospital buildings, original buildings Victorian with modern extensions, pavilions and changing facilities, which appear to post-date the Green Belt.

AA 6: The analysis area contains a Victorian school building with modern extensions, stabling and dwellings, many of them pre-dating the Green Belt.

#### **E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

All analysis areas are predominantly undeveloped, including land associated with the airfield, wooded hillside, open fields, playing fields, a park and sports ground, although a number of schools are located in analysis area 3.

#### **F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

Along analysis areas 2 and 4 the western edge abuts the railway line, which is the only strong, definitive boundary present. The boundaries of this Area primarily follow the boundaries of residential dwellings and across the analysis areas, they have mainly prevented sprawl however in AA 3, there is notable levels of development around the school buildings and as such it does not appear to have been successful in preventing sprawl or encroachment on the countryside.



**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

AA 1 abuts the London Borough of Croydon, and whilst predominantly undeveloped, development beyond the airfield falling within that Borough is visible. It is considered that this analysis area prevents Caterham-on-the-Hill and Whyteleafe from merging with Kenley and it provides separation between Caterham-on-the-Hill and Whyteleafe.

AA 2 serves to prevent the main built-up area of Whyteleafe from merging with Caterham-on-the-Hill.

AA 3 contributes towards preventing Caterham Valley and Caterham-on-the-Hill from merging.

AA 4 serves to prevent Caterham Valley and Caterham-on-the-Hill from merging.

AA 5 is located at the top of the hill and includes land bounded by development which all forms part of Caterham-on-the-Hill, it is therefore considered that whilst it results in a break in built form, as it forms part of the same settlement, it does not serve purpose 2 of including land within the Green Belt as effectively as the other analysis areas within this Area for Further Investigation.

AA 6 includes two separate areas of built form that are visually and geographically distinct. The analysis area provides separation and prevents these two areas from merging.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

AA 1 includes land and buildings associated with the airfield; most of which is not in use. The airfield pre-dates the Green Belt designation and overall this analysis area is considered to relate well to the purposes of including land within the Green Belt.

AA 2 includes a mixture of uses including some residential uses, which do not relate well to the purposes of including land in the Green Belt; however, this is reasonably limited in its extent. Parts of the area are used for horse grazing, as allotments, football grounds, school playing fields and informal outdoor recreation space (Manor Park). Overall, these uses relate well to the purposes of including land within the Green Belt.

AA 3 includes a mix of uses, including schools and a sports centre, which are not appropriate uses in the Green Belt in policy terms and do not relate well to the Green Belt purposes. However, with the exception of the sports centre, development within this analysis area mostly pre-dates the Green Belt.

AA 4 includes a cemetery, rifle range and sporadic residential dwellings with some stabling. Whilst the cemetery pre-dates the Green Belt, the use of land as burial space is no longer appropriate within the Green Belt, but historically would have been appropriate in policy terms. Further use for residential purposes and for indoor sport and recreation do not relate well to the purposes however use for outdoor sport and recreation, such as for equestrian purposes, and the woodland do relate well.

AA 5 includes a local hospital, a field with no apparent use that is associated with the hospital, park and a sports ground. The hospital is not an appropriate use in the Green Belt and does not relate well to its purposes. Uses associated with outdoor sport and recreation are considered appropriate in policy terms and accordingly relate well to the purposes of including land in the Green Belt, as does the field associated with the hospital.

AA 6 includes a school, residential uses and fields which do not appear to be in active agricultural use, although large areas are being used for grazing. The school and residential properties are not considered to relate well to the purposes of including land in the Green Belt. However the surrounding fields in active agricultural use as well as outdoor sport and recreation relate well to the Green Belt purposes.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

AA 1 includes the Kenley Aerodrome Conservation Area and the airfield. The Conservation Area Appraisal justifies the Conservation Area designation on the basis of:

- The completeness of the remaining Battle of Britain airfield;
- The need to protect and enhance its integrity; and
- The need to protect and enhance the integrity of the associated buildings and infrastructure, such as the Officer's Mess and NAAFI dating from the 1930s.

No Conservation Areas are present within analysis areas 2 to 6.

**J: Has this Area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

AA 1: This analysis area has experienced pressure in relation to the existing NAAFI building. Permission was granted for use as a school, with the report concluding that this amounted to an appropriate form of development in the Green Belt which would ensure the preservation of the Institute building, allowing its reuse and that of the surrounding land whilst preserving and enhancing the area. Land which is now outside the Green Belt was the subject of an application for the demolition of existing dwellings and replacement with higher density accommodation. The justification for one of these schemes was that the site had been recommended for release from the Green Belt on grounds that it did not contribute to openness and that the proposal represented a significant visual improvement.

AA 2: This analysis area has experienced development pressure through the presence of the school. Permission was sought for a replacement building in the flood zone and urban area and a building located in the Green Belt but outside the flood zone. The use of the scheme as important community facility and resulting improvement in terms of form, appearance and sustainable construction methods were considered to constitute the very special circumstances.

AA 3 has been the subject to considerable pressure, with the schools being granted permission for development on grounds of need and lack of alternative sites. In addition, it was considered that schools' importance as community facility, the resulting enhancement of existing facilities and provision of essential shelter from weather during outdoor play constituted the very special circumstances that outweighed harm to the Green Belt.

Other extensions have been granted under very special circumstances, including the need to improve and provide additional teaching facilities, the statutory requirement to provide sufficient spaces and with respect to St Francis, the fact that it is the only Catholic school in the District.

AA 4 has been subject to minor development pressure, containing limited built form, such as the rifle range and stabling, as well as residential dwellings which clearly pre-date the Green Belt. Furthermore, the part of the area between Caterham Valley and Caterham-on-the-Hill has been subject to applications throughout the 50s, 60s and 70s; however these were refused on Green Belt grounds.

AA 5 has been the subject of pressure from a new pavilion with changing facilities to serve the school's sports ground, which was permitted on the basis of very special circumstances, including the existing outdated facilities, the need to protect pupils when in use by the sports association and an improved layout in relation to the car park and pitches.

In addition the Dene Hospital has been the subject to planning applications for single storey extensions and new wings, which were granted permission on grounds of the recognised need for healthcare facilities and the proposal's limited impact on the openness of the Green Belt, which were considered the very special circumstances that outweighed harm to the Green Belt.

AA 6 has been subject to only limited pressure. Nonetheless permission was granted in 2011 for a 2-storey building to serve Oakhurst Grange School due to need for the facility and the lack of alternative sites. Other additions to the school have been approved on the basis of their limited scale and impact upon openness.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

AA 1 includes some public footpaths and links with the airfield which provides some public benefit.

AA 2 includes Manor Park and this provides informal outdoor sport and recreation facilities.

AA 3 includes a public sports facility and as such has some public benefit.

AA 4 includes some public footpaths but it otherwise provides limited areas providing public benefits.

AA 5 includes the Dene Field which is used for firework displays whilst Queens Park provides formal and informal outdoor sports and recreation facilities. The school playing field also provides sports facilities, which are used by the Old Cats Sports Association.

AA 6 is crossed by public footpath and bridleways, with some informal use of the fields but it otherwise comprises privately owned land.

**L: Using all the above information, what is the final conclusion?**

Whilst serving the different Green Belt purposes to varying extents across the analysis areas, overall it is concluded that this Area for Further Investigation serves the purposes of including land within the Green Belt effectively.

AA 1 serves the purposes of preventing sprawl from built-up areas within London and prevents Caterham-on-the-Hill and Whyteleafe from merging with Kenley, whilst contributing towards preserving the setting and special character of Kenley Aerodrome Conservation Area. Its topography and layout has ensured that the impact of built form is largely off-set by the large extent of open and undeveloped land, retaining the openness of the Green Belt in this location; although on the basis of its character, scale and relationship with the urban areas it is not considered to safeguard from encroachment upon the countryside. Additional protection has been considered in relation to AA1 but it has been concluded that no stronger protection is either necessary or possible.

AA 2 effectively prevents the sprawl from built-up areas, including Caterham-on-the-Hill, Caterham Valley and Whyteleafe, and prevents built-up areas from merging. The analysis area has largely retained the character and appearance of the countryside and whilst there is development within it, it is sporadic and mostly pre-dates the Green Belt. This, in addition to the extent and topography of the analysis area, has assisted in safeguarding the countryside from further encroachment.

Although AA 3 has a notable level of development clustered around each of the schools, it includes substantial amounts of undeveloped, open land, including playing fields in its south-western and north-eastern corners. Given the level of development, including post Green Belt permissions, it does not appear to have successfully prevented the sprawl of built-up areas or safeguarded from encroachment, however the permitted use of land and the layout of development and open spaces contributes towards ensuring the built-up areas do not merge and therefore serves this Green Belt purpose.

Containing a mixture of fields and wooded areas, with the cemetery associated with St Mary's Church at its southern end and sporadic built form throughout, AA 4 retains an open and undeveloped appearance that supports the essential characteristics of the Green Belt. In addition, the Green Belt in this location has served to prevent the coalescence and sprawl from the built-up areas in Caterham-on-the-Hill and Caterham Valley, ensuring the analysis area retains the character and appearance of countryside and is not encroached upon by development. The history relating to the area between Caterham-on-the-Hill and Caterham Valley indicates that it is the Green Belt which served to prevent development within it during the 50s, 60s and 70s, with no apparent subsequent pressure.

Similarly to AA 4, AA 6 predominantly retains an open and undeveloped appearance, whilst preventing sprawl from the built-up area of Caterham-on-the-Hill and more

importantly the merging of the two built-up areas within the parish of Chaldon that are visually and geographically distinct from one another as result of the separation distances and topography. Furthermore, it is considered to have effectively prevented further encroachment upon the countryside since the Green Belt designation.

However, with the exception of its western end, which does contribute towards preventing further coalescence between Caterham and Chaldon, AA 5 is not considered to serve Green Belt purposes 1 and 2. This is due to residential development forming part of Caterham-on-the-Hill abutting Queens Park to north, south and west with built form that is not visually or geographically distinct. Whilst countryside by definition, the character, appearance and siting are that of an urban park with a strong sense of containment and enclosure, which do not appear to safeguard from encroachment, although the land itself is open, undeveloped and provides some public benefits.

In the light of this, it is concluded that the Queens Park area within this Area for Further Investigation should be further considered through the Green Belt Assessment in terms of whether or not exceptional circumstances exist that may justify alterations to the Green Belt boundary in this location.

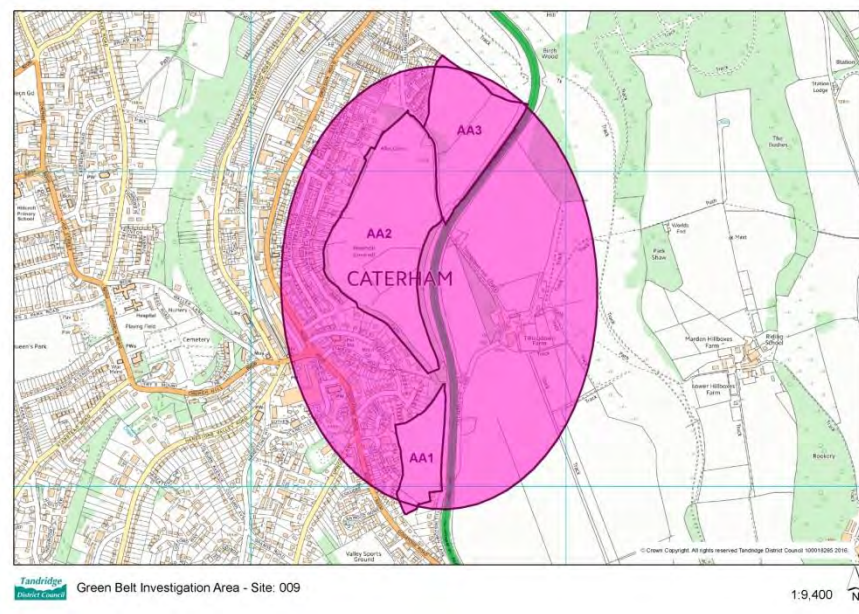
## Description of Area for Further Investigation:

This Area for Further Investigation has been broken down into 3 analysis areas.

AA 1 is the southernmost section and comprises the area of land sited to the east of Longsdon Way and to the west of the A22 and AA 2 is located to its north. Whilst AA 1 slopes upwards towards the A22 and is enclosed by a tree line and existing development to its west, south and north, AA 2 includes trees scattered throughout, no built form other than a raised reservoir as well as extensive flora well screened from any built form. Both analysis areas have the character and appearance of scrubland.

AA 3 is at the northern end of the Area for Further Investigation and comprises an open and steep field which abuts the A22 and heavy woodland slopes. Development along Stuart Road, which is within Warlingham, is visible from within this area.

## A: Map of Area for Further Investigation





#### B: Why was this selected as an Area for Further Investigation?

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.

#### C: Summary of Consultation Comments applicable to Area for Further Investigation

A number of consultation responses have been received that are applicable to this Area for Further Investigation. The following issues have been raised.

- Size of Area 009 misrepresented by written description. Includes a much larger area to the north.
- Assessment should be clear if is more effective at meeting Green Belt purpose and should be strongly protected.
- Land along Longsdon Way - Caterham bypass (A22) provides a definitive boundary that would serve the purpose of checking urban sprawl, separates the lower grade land in this area from the Surrey Hills AONB to the east, defines the eastern boundary of the settlement and forms a physical barrier that, along with the Surrey Hills AONB designation, helps to prevent the merging of Caterham with settlements to the east (closest 2.7km away). To the north, west and south of the site is the built-up area of Caterham Valley. As such it does not serve to prevent neighbouring towns from merging together.
- The landscape comprises a contrasting mix of open countryside to the east and urban townscape to the west, with the land forming part of urban fringe between the higher density housing and suburban housing areas on edge of the built-up area of Caterham and A22 / Caterham Bypass. It is a vacant sloping field and scrub. It is different in character and scenic quality (of poorer condition / lower quality) from those areas of the Surrey Hills AONB to the east, south east and north. Loss of countryside however it is disconnected from the higher quality neighbouring landscape and closely connected to the adjoining residential areas. The by-pass acts as a physical boundary which prevents encroachment into the open countryside. There are no Conservation Areas within

or visible from the site.

- Tandridge has limited brownfield sites. Keeping the Green Belt will place increased pressure upon the development of these brownfield sites and on those greenfield, non-Green Belt sites within settlements. Whilst it cannot be argued that retention of the Green Belt (in any location) would increase development pressure on other urban sites within the district, the impacts of this approach (including developing amenity open space) could be significantly detrimental to the character, sense of place and functionality of settlements.
- It contributes in a limited way to the beneficial uses of Green Belt due to the small area, the steeply sloping topography and the absence of public access to the land.
- Development would appear as a natural extension of the built-up area whilst retaining a sense of openness.

#### **D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

Along its western edge, AA 1 includes relatively new development (1990s) comprising residential cul-de-sacs; whilst to the north is a cul-de-sac (Deerswood), leading off Crescent Road. To the south are a number of dwellings which front onto Tillingdown Lane. This area abuts and is bounded by built form.

AA 2 contains no development within it, and views from within it of Caterham are obscured by trees, and the topography of the land. Development is not visible from within this area.

AA 3 is at the edge of Caterham. Development along its western edge comprises Local Authority housing possibly dating from the 1940s but development is otherwise limited and it is otherwise open. This area abuts the built form along its western edge.

#### **E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

AA 1 is predominantly undeveloped, scrubland abutting the built form of Caterham. A cottage sits at the southern end but it is adjacent to the Green Belt area.

AA 2 is entirely undeveloped, aside from the reservoir and a mast, and comprises tree covered scrubland.

AA 3 is predominantly undeveloped, comprising a grassed field.

#### **F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

The built form in AA 1 is considered to provide a definitive boundary, and the Green Belt boundary has served to prevent sprawl. Beyond this boundary (to the east), the A22 as well as the line of trees could similarly provide a definitive boundary. The positioning of the Green Belt boundary results in development contained within the inset settlement of Caterham bounding the Green Belt on three sides so that it is partly enclosed.

Within AA 2 both the topography and development along the edge of Caterham act as an immediate boundary that serves to contain development within the existing settlement. The treeline adjacent to the A22 could also constitute a clear boundary.

Within AA 3 Tillingdown Hill and development along the edge of the settlement act as a definitive boundary that prevents sprawl from the built-up area. The A22, which is tree lined, could also act as a clear boundary.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

Whilst there are no settlements in close proximity to AA 1, AA 2 serves to contain built form in Caterham, but is located some distance from any other settlement.

From within AA 3 Warlingham is visible, including the development on Stuart Road. However, clear separation is provided by the A22 and the Green Belt in this analysis area acts to prevent coalescence.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

AA1 has no apparent use, although its boundaries are controlled by means of a locked entrance. It does not appear to provide even informal public space for dog walking. It is considered to relate well to the Green Belt purposes.

AA 2 appears to be used as an informal public open space with both informal paths crossing the analysis area as well as more formal public rights of way, which relate well to the purposes of including land within the Green Belt.

AA 3 has no apparent active use, access is restricted and there are no paths. This is considered to relate well to the Green Belt purposes.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

There is no Conservation Area within this Area for Further Investigation.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

None of the analysis areas appear to have been subject to any recent pressure for development. It is noted however that part of the land to the east of Longsdon Way was designated as housing land and permission was granted for 38 dwellings under reference TA/95/104. Prior to this, planning applications were submitted for the erection of dwellings on land to the east of Longsdon Way, but were refused on Green Belt grounds.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

AA 1 provides no public benefit other than as a potential buffer for the A22. It provides no rights of way and is limited in extent without access routes to the countryside beyond. It appears to be privately owned, as does AA 3, and opportunities could not be identified in either analysis areas.

AA 2 clearly provides public benefits as it is intensely utilised as an informal open space for walkers/dog walkers, but has no access other than on foot. It can only be accessed via a steep public right of way.



**L: Using all the above information, what is the final conclusion?**

With the exception of analysis area 1, the Area for Further Investigation is considered to serve the purposes of including land within the Green Belt effectively. Being open in character and largely undeveloped, both AA 2 and AA 3 make a notable contribution to the openness of the wider Green Belt. In particular AA 2 contributes to access to open space from the existing settlement, serves to prevent sprawl from Caterham and safeguards the countryside from encroachment. In addition to serving Green Belt purposes 1 and 2, the Green Belt in analysis area 3 as well the intervening A22 have served to prevent these areas from merging, although Warlingham is visible from within analysis area 3. It is therefore considered that these two analysis areas within this Area for Further Investigation should not be considered further through the Green Belt Assessment

AA 1 was identified as an anomaly because it has remained undeveloped whilst noting that the A22 would provide a definitive boundary. However the Green Belt boundary extends along property boundaries rather than the A22 and it is evident that, whilst permission has been sought for development of this land, its designation as Green Belt has ensured that it has not been developed.

However, despite being predominantly undeveloped, AA 1 interacts with the built form in Caterham and is essentially contained by development to the north, west and south, as well as the tree line and A22 to the east. Therefore, it contributes little to the openness of the Green Belt and the setting of Caterham. Views of the analysis area from within the settlement are restricted by the large buildings along Godstone Road and Tupwood Lane. As such, it is relatively isolated from the wider Green Belt and small in its extent. In the light of this, the location of the A22 and the area's layout and relationship with the urban area, it is considered that the analysis area does not serve to prevent sprawl from large built-up areas and safeguard the countryside from encroachment. It is therefore concluded that the analysis area should be considered further as part of the Green Belt Assessment in terms of whether or not exceptional circumstances exist that may justify an alteration to the Green Belt boundary in this location.

## GBA AREA FOR FURTHER INVESTIGATION NO:

010

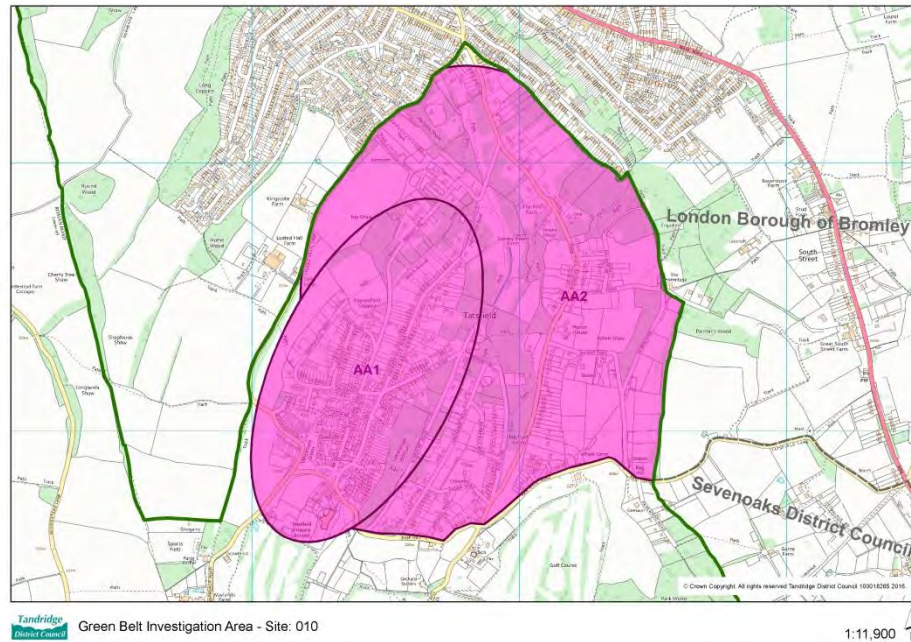
### Description of Area for Further Investigation:

This Area for Further Investigation has been broken down into 2 analysis areas.

AA 1 comprises the Defined Village of Tatsfield, which is sited to the south-west of this Area for Further Investigation. It comprises a mixture of residential and non-residential uses, including a public house. It also includes a village green with a pond.

AA 2 is the land surrounding the Defined Village of Tatsfield. It abuts the administrative boundary of the London Borough of Bromley and immediately to its north is Biggin Hill, which extends up to the administrative boundary. Beyond the boundaries of the Defined Village are residential dwellings, with a cluster to the east of the village that are separated by a wooded hillside. One of the key characteristics of this Area for Further Investigation are the changes in topography, with valleys and slopes including expanses of wooded hillsides interspersed throughout the wider area and at the outer edges with fields.

### A: Map of Area for Further Investigation





### B: Why was this selected as an Area for Further Investigation?

The Area's location on the boundary with Bromley puts it adjacent to the urban area of Biggin Hill. It was noted within the GBA Part 1 that the number of dwellings within this District which are located in the area immediately adjacent to Biggin Hill has not changed since its designation as Green Belt, and it was concluded that the parcel 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 were also considered to give a partial containment effect and further helped to check sprawl. Overall it was concluded that the parcel played 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 set out in the Strategic Assessment Area A.

Tatsfield existed before the designation of the Green Belt and this area is built-up. Although rural in character, it does not constitute countryside. The area is not considered to be effective at safeguarding the countryside further 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.

### C: Summary of Consultation Comments applicable to Area for Further Investigation

The Green Belt boundary should be redefined between St. Elmo and Pine Lodge, Maesmaur Road. This part of the road is now built-up on each side with residential properties and is not open or rural land. It serves no purpose as Green Belt.

Boundary between GBA008 and 009 cuts off section of Tatsfield village. 30 or so dwellings uncharacteristic of GBA008, but do match form of GBA009. Dwellings in Figure D.10.4 are in Old Lane and Barnfield Road. Figure 10.5 states homes are of substantial size but this does not match their council tax banding evaluations. The 'educational development is outside the Defined Village. The new school is outside the Defined Village. Eagles Drive is in the London Borough of Bromley and outside Tatsfield's Green Belt. D.10.15 should read "The north of the parcel contains a large amount of residential development and therefore – apart from Gorsey Down Farm to the west of Ricketts Hill Road - is not considered countryside. The south of the parcel is generally free from development and

consists of a golf course, fields and woodland. This part of the parcel is considered countryside". GBA009 is effective at safeguarding the countryside from encroachment. Penultimate sentence in D.10.22 should read "The considerable amount of development in the parcel means the area does not contain countryside to the north with the exception of Gorsey Down Farm on the western side of Ricketts Hill Road".

Green Belt should remain as area serves 2 important purposes

**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

AA 1 contains a notable level of development comprising a concentration within the Defined Village boundaries, primarily comprising residential dwellings but with some limited commercial uses, such as a public house and restaurant. It is bounded in part by fields and wooded hillsides.

AA 2 contains residential dwellings which are lower in density than within the Defined Village and more sporadic. Ribbon-style development extends along many of the roads, including those leading out of Biggin Hill., Beyond the Defined Village boundaries there is the village school as well as some stabling.

In both areas the majority of the built form appears to pre-date the Green Belt; however some clusters in particular at the western edge of the village appear to have been constructed recently, as well as the school.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

AA 1: The majority of land within the Defined Village is developed. Within the village but not within the Defined Village boundaries is Westmore Green, an area of common land which is used for outdoor sport and recreation and includes a formal play area.

AA 2: The majority of the land beyond the Defined Village comprises undeveloped land, including fields and some wooded hillsides, although some parts of this area are developed.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

AA 1: The boundaries around the Defined Village primarily follow the boundaries of the properties within it and this has mainly served to contain development, with the exception of a rural exception scheme to its south-west.

AA 2: The boundaries of this area include the administrative boundaries with Bromley. To the west it runs parallel to the highway (Lusted Hall Lane). To the east it follows the boundaries of properties within that Borough, and is partially tree lined whilst to the south it extends through a wooded area and follows tree lined field boundaries.

Built form within Biggin Hill has a high density. A cluster of approximately 20 dwellings located within Tandridge's boundary abut Biggin Hill, extending along Lusted Hall Lane and Ricketts Hill Road. Beyond this, built form within Tandridge extends in a ribbon-style along Ricketts Hill Road. There is a clear and distinctive change in character as the density of development becomes higher within Biggin Hill. It is therefore considered that the boundary has served to prevent further sprawl of built form into this District.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

AA 1: This relates to the Defined Village and therefore within this analysis area it is not considered to serve the purpose of preventing settlements or built-up areas from merging.

AA 2 : The northernmost section of the Area for Further Investigation serves to separate Biggin Hill from Tatsfield and whilst there is built form in a ribbon-style leading out of Biggin Hill, the character clearly changes between Biggin Hill, the cluster of approximately 20 dwellings immediately adjacent to Biggin Hill but located within this District's boundary and the ribbon-style development to the south and it is considered that this section of the Area for Further Investigation plays an important role in preventing these two built-up areas from merging and has effectively resisted pressure from the Biggin Hill area. It is also considered that the Green Belt has served to prevent the higher density development found within the Defined Village boundary from merging with the lower density development to its east.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

AA 1: The predominant use within the Defined Village is residential with other limited non-residential uses, such as a public house, which do not relate well to the Green Belt purposes.

AA 2: Beyond the Defined Village are clusters of residential dwellings and areas where dwellings are more sporadic, and these do not relate well to the purposes of including land within the Green Belt. In addition beyond the Defined Village boundary is a new village school, a golf course and a number of fields which either do not have a clear active use, or are used for grazing/stabling of horses or for agricultural uses. The school is not considered to relate well to the purposes of Green Belt whilst the other uses do relate well to the purposes.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

AA 1 and AA 2: There are no Conservation Areas within this Area for Further Investigation.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

AA 1 was previously defined as Green Belt Settlement and is now a Defined Village in the Green Belt within which infilling and small scale redevelopment has been permitted. It has therefore been subject to development pressure.

AA 2 covers the land beyond the Defined Village boundaries and has been subject to some Green Belt pressure. A dwelling has been permitted outside of the Defined Village boundaries based on very special circumstances relating to the commencement of a planning application permitted in the 1980s for a replacement dwelling and garage. It was considered that the latest scheme would result in a reduced spread of built-form and as such constituted an improvement. Furthermore, it was concluded that this latest proposal would not result in a materially larger building and would include the removal of stabling (TA/2014/980).

A clear example of development pressure has been the erection of the new school building (TA/2006/740) on land which was previously undeveloped. This was determined by Surrey County Council under very special circumstances grounds relating to the outdated facilities which were not fit for purpose and which were poorly located and unsustainable with no objections being raised by Tandridge District Council. In comparison to the existing site, the proposal site was considered to be in a more sustainable and central location, providing an appropriate standard of accommodation. In addition the existing site was considered unacceptable due to its proximity to a high pressure gas pipeline, its change in levels and its cramped nature. Weight was also given to the lack of more suitable

alternative sites were available within or on the edge of the built-up area of Tatsfield.

In addition a rural exception scheme, comprising 10 dwellings, was permitted (TA/2011/434) on the very special circumstances grounds that it met the criteria contained within the rural exceptions policy in the Core Strategy (CSP5).

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

Both analysis areas are crossed by public rights of way leading out to the open countryside beyond and as such provide public benefits in line with paragraph 81. No further opportunities are identified.

**L: Using all the above information, what is the final conclusion?**

The conclusions for this Area for Further Investigation are two-fold.

AA 1: The northernmost section of this Area for Further Investigation plays a strong role in preventing sprawl from Biggin Hill and maintaining the open, rural character of the District at its boundary with Bromley. As such, it serves purpose 1 of including land within the Green Belt particularly effectively. It has also successfully contained the higher density development within the Defined Village boundaries of Tatsfield. Whilst development extends in ribbon style along the roads, which link Tatsfield and Biggin Hill, much of it is sporadic, low density and pre-dates designation of the Green Belt as such this part of the Area also serves to separate the more built-up area of Tatsfield from Biggin Hill. It is considered that without the Green Belt in this location these two areas would merge and that the Green Belt effectively serves purpose 2 of including land within it. Furthermore, beyond the Defined Village boundaries, it is concluded that the Green Belt has served to prevent further encroachment over and above that already present at the time of its designation. Additional protection has been considered in relation to AA1 but it has been concluded that no stronger protection is either necessary or possible.

AA 2: However, within the Defined Village, the amount, extent and density of development/built-form are such that it does not have an open character. It is therefore not considered to contribute to the openness of the wider Green Belt and does not meet the policy tests in paragraph 86 of the NPPF for inclusion in the Green Belt. Whilst interspersed with development, outside the Defined Village boundary the Area for Further Investigation makes a greater contribution to this essential characteristic of the Green Belt. It is therefore concluded that the Defined Village of Tatsfield should be considered further as part of the Green Belt Assessment in terms of whether or not it should be inset.

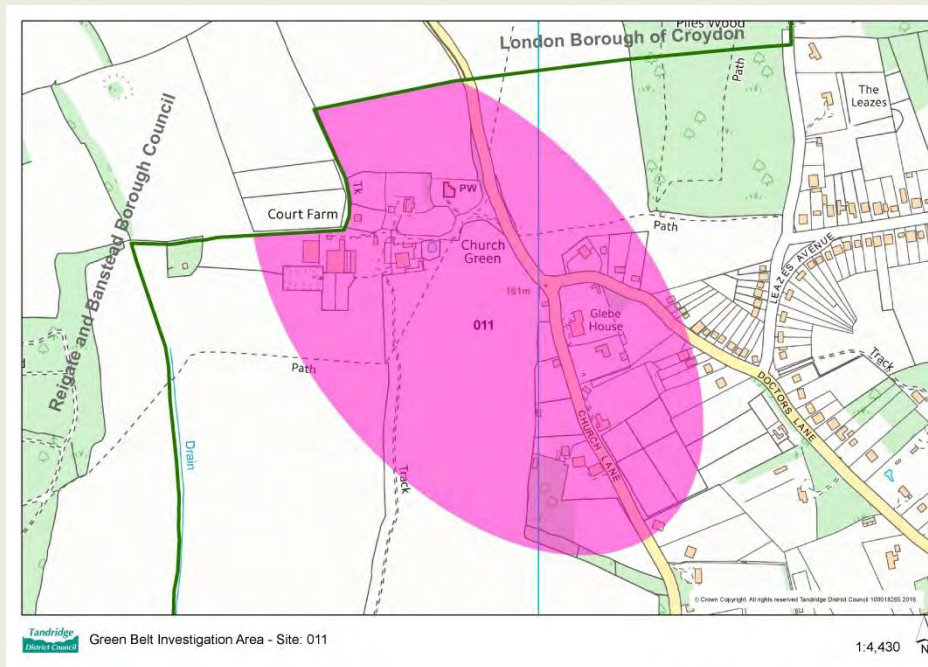
## GBA AREA FOR FURTHER INVESTIGATION NO:

011

### Description of Area for Further Investigation:

This Area is on the north-west edge of the District. It is rural in character and includes fields that are hedge and tree lined, with wooded areas beyond. Built-form within the Chaldon Conservation Area includes the Church of St Peter and St Paul, a farm and dwelling to the west of Church Lane and set up from the highway, with a cluster of dwellings located off Church Lane and Doctors Lane. Further dwellings are located to the south and south-east of the Conservation Area. The topography of this locality changes, sloping upwards to the east and west, with a more gradual slope upwards to the south.

### A: Map of Area for Further Investigation:



**B: Why was this selected as an Area for Further Investigation?**

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 in preserving the Conservation Area.

**C: Summary of Consultation Comments applicable to Area for Further Investigation**

- Green Belt plays an important role in preserving the setting of the Chaldon Conservation Area which is of historic interest.
- Open space at Roffes Lane preserves the setting and special character of historic Chaldon.
- The Green Belt area of Chaldon performs a buffer between the built-up area of Caterham and those of Merstham, Redhill and Reigate.
- AFI 012 should be extended to include Dome Hill and War Coppice Garden Village.

**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

The Area comprises a church, a farm and associated buildings, as well as various dwellings, including a care home. Within the Conservation Area the built form is predominantly historic in nature, pre-dating its designation as Green Belt. Land to the north, west and south comprises fields but includes a mixture of development. The residential development to the east appears to date predominantly from the 1940s/1950s.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

Within the Conservation Area there is limited undeveloped land but outside of the Conservation Area it is predominantly bounded by fields, some of which are in agricultural use but some are used for the grazing of horses.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

No definitive boundaries could be identified (although the Conservation Area has boundaries for administrative purposes.)

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

The Conservation Area forms part of Chaldon and comprises the historic core. There is a limited degree of separation from the relatively more built-up area of Chaldon, but it does not form part of a separate settlement and as such it is not considered to serve purpose 2 of including land within the Green Belt.



**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

Within the Conservation Area, there is a church, which constitutes a community facility, as well as a farm and fields that constitute appropriate land uses in policy terms and relate well to the Green Belt purposes. The residential use in this Area for Further Investigation as well as the church do not relate well to the purposes of including land in the Green Belt.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

This Area includes the Conservation Area at the historic core of Chaldon. It is centred on the church and historic dwellings, with the Conservation Area boundary drawn around the curtilages of those properties and the historic elements of the farm. The Conservation Area is largely bounded by fields as well as some residential dwellings abutting its boundaries. However these appear to pre-date designation of this land as Green Belt, dating from the 1940s/early 50s. It is apparent that the Conservation Area has been designated due to its historic character as a rural settlement.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

The Area has been the subject to planning applications, including an extension to the church which was granted on the basis of very special circumstances relating to the need for toilet facilities, meeting rooms, provision of Sunday School facilities and the need to comply with child protection and health and safety legislation. It was also noted that its historic wall painting acts as a focus for pilgrimage.

The care home has also been subject to a number of applications for extension with the most recent applications being permitted on very special circumstances grounds relating to the severe shortage of care home beds and its viability.

Further to this, permission has been granted for a replacement dwelling and outbuildings, serving existing residential dwellings.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

This Area includes public footpaths and bridleways and therefore provides public benefits. No further opportunities are identified.

**L: Using all the above information, what is the final conclusion?**

This is a rural and historic settlement and it is concluded that the Green Belt has served to preserve the setting and special character of the Conservation Area through ensuring that land to the north, west and south has remained undeveloped and open, with a degree of openness to the east. In doing so, it has safeguarded the setting of the Conservation Area from progressive development, which appears to have put pressure on this area in the 1950s. In addition, the Green Belt in this Area for Further Investigation has served to prevent further encroachment in the countryside, whilst effectively preventing sprawl from Chaldon. Additional protection has been considered but it has been concluded that no stronger protection is either necessary or possible. Therefore, it is concluded that this Area should be excluded from further consideration as part of the Green Belt Assessment.

**Description of Area for Further Investigation:**

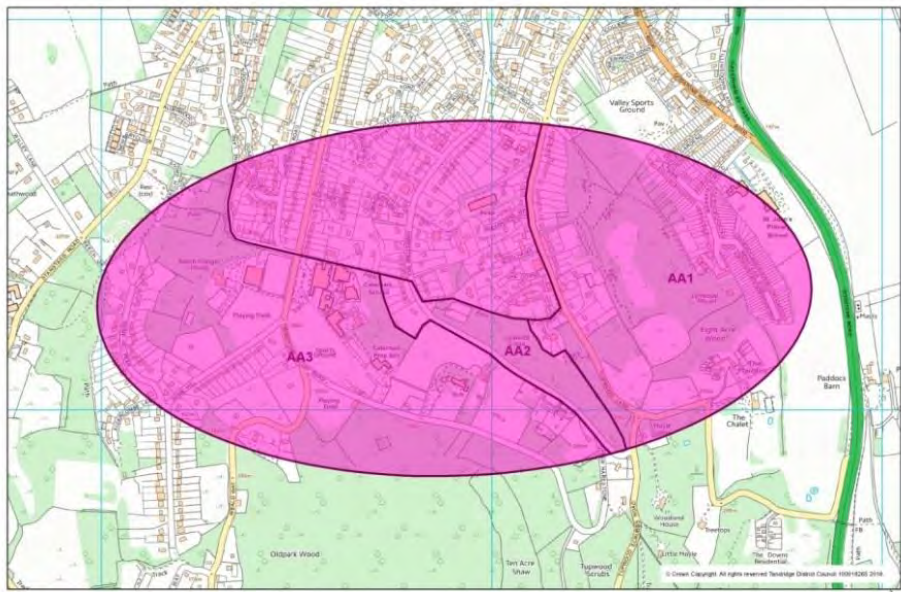
This Area for Further Investigation stretches along the edge of Caterham and has been broken down into 3 analysis areas.

AA 1: Tupwood Lane is predominantly residential comprising a mix of bungalows and 2-storey dwellings, with most of those in the Green Belt being on the lower side of the road and many of them set down from the highway. The topography includes a downward slope in an easterly direction, with woodland to the rear of dwellings on the east side of the road, a small section of which is designated as Ancient Woodland. Built-form located within the inset settlement of Caterham abuts the Green Belt to the north and south.

AA 2: Harestone Hill is predominantly residential. The analysis area includes 5 residential properties, with the boundary running along the line of the public bridleway (which leads down the side of Caterham School). Beyond these dwellings is a bridleway bisecting a wooded hillside.

AA 3: Harestone Valley Road is predominantly residential, but at the point of the Green Belt boundary comprises land serving Caterham School, with school buildings located to the south of the Green Belt boundary and on the eastern side of Harestone Valley Road. These buildings are predominantly 2/3 storeys in height. Further buildings are located to the south and west, with sports fields, parking and hard surface play areas. Beyond the school and on the western side are residential cul-de-sacs. The Green Belt boundary in this analysis area runs along a public bridleway which leads up Harestone Lane. Harestone Lane is residential with properties fronting onto its northern side and is surrounded by wooded hillsides.

A: Map of Area for Further Investigation



Tandridge Planning Control Green Belt Investigation Area - Site: 012

1:7,970



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**B: Why was this selected as an Area for Further investigation?**

The northern edge of the Area is bordered by the built-up area of Caterham. The built-up area mainly consists 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 for Further Investigation.

**C: Summary of Consultation Comments applicable to Area for Further Investigation**

No comments have been received that are applicable to this Area for Further Investigation.

**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

Tupwood Lane within AA1 includes predominantly detached housing with some conversions. The majority appear to date from the 1950s, with at least two Victorian properties and a limited number of properties that appear to date from the 1960s and 1970s. These properties are within the Green Belt, with woodland to their rear.

Harestone Hill in AA 2 includes 6 residential properties within the Green Belt. A single property is on its eastern side, which is Victorian in appearance, whilst to the west a large 1950s dwelling is the last property before the undeveloped woodland begins to its south. Four properties dating from the 1970s/1980s are located to its north.

Harestone Valley Road within AA 3 includes a large number of school buildings of different age, including the original Victorian core buildings. The built form is sited within the Green Belt with the largest cluster of school buildings being located close to the Green Belt boundary.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

Within AA 1 and AA 2 land beyond the residential dwellings comprises wooded hillside; some of which is undeveloped. A notable proportion of AA 3 is undeveloped, comprising further wooded hillsides.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

Within AA 1 the Green Belt boundary follows a public right of way and a highway. This constitutes a definitive boundary. Whilst there is built form within the area, it pre-dates the Green Belt with no further sprawl.

Within AA 2 the Green Belt boundary follows public rights of way and as a result includes some residential properties. It appears that there are some dwellings infilling an area between the boundary and a dwelling which pre-dates the Green Belt designation. There has been no further sprawl beyond this boundary.

The definitive boundary within AA 3 extends along the public bridleway way and a highway. It has largely contained sprawl with the exception of the extended school.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

Given the scale of AA 1 and AA 2 and the separation distance from the next settlement, they are not considered to play a role in preventing this settlement from merging with Godstone and this is reinforced by the siting of the M25, the Area of Outstanding Natural Beauty and topography. . There are no further built-up areas to the south of Tupwood Lane and Harestone Hill aside from sporadic housing.

Within AA 3 built form is located further south in the form of cul-de-sacs (Dome Hill and Dome Hill Peak), along Weald Way, between the urban and built-up area of Caterham and in the form of the school buildings. Whilst it is acknowledged that the school has been extended since this Area's designation, there has been no merging between the urban and built-up area of Caterham and the residential development to the south. As such the Green Belt has ensured these areas do not merge.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

Within AA 1 the use of the land is predominantly residential, which is not considered to relate well to the Green Belt purposes.

AA 2 includes a small section where the use is residential (cluster of dwellings at the end of Harestone Hill) but beyond these is an area of wooded hillside, which does not appear to have any active use. Whilst the residential uses do not relate well to the Green Belt purposes, it is considered that the woodland does.

AA 3 predominantly comprises school grounds, which does not relate well to the purposes. Whilst the site has been developed over a number of years, its character is open and marks a contrast to the more densely built-up area to the north. As such, it is considered to help restrict the sprawl of a large built-up area.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

There is no Conservation Area in this Area for Further Investigation.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

The properties in AA 1 that fall within the Green Belt but front the highway predominantly pre-date the Green Belt. There has been no apparent development pressure in recent years.

Within AA 2 four houses were permitted in the 1970s located between number 146 and the public bridleway (GOR/9463). The Planning Inspector concluded that the site was of a marginal Green Belt character and its development as proposed would not increase the pressure for the release of other Green Belt land.

The school in AA 3 has been the subject of numerous applications throughout the years. These include temporary permission for a workshop (TA/2004/1729 and /A) required whilst building works were taking place and a temporary single storey classroom building was permitted (TA/2004/1728) on grounds of need for a new classroom and to avoid disruption. Prior to this, permission had been granted for the demolition of a classroom block and maintenance sheds and the erection of a part 2/3-storey building and excavation of a bank to provide a level parking area (TA/2004/932). This was permitted on the basis of need for improved teaching facilities. It was followed by a permission for an extension to the art building (TA/2005/1754) on grounds of a recognised need for improved teaching facilities and the fact that it would not be out of keeping with the character of the site. Subsequently, an application for the demolition of a kitchen projection and staff accommodation as well as the erection of a 2/3-storey extension to form a sixth form centre and school accommodation was granted consent. This was again on the basis of need for improved facilities and its limited impact (TA/2005/1881). Further extensions (TA/2007/1118 and TA/2007/683) were permitted due to the need for additional boarding

facilities. A sail shed was permitted based on the need to comply with national requirements for outdoor learning space (TA/2009/1044). More extensions to provide classrooms and improved pavilion facilities were granted consent (TA/2010/1134 and TA/2010/1336) on grounds of need for additional classrooms without any increase in vehicular movements and a Permitted Development fall-back position, combined with enhancements to important community assets.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

AA 1 does not provide public benefit aside from a public footpath leading to the woodland to the rear. However, AA 2 enables access to a public bridleway from Harestone Hill and does provide public benefits, as do the grounds within AA 3 serving a private school, with a public bridleway running parallel to the Green Belt boundary. No opportunities are identified.

**L: Using all the above information, what is the final conclusion?**

This Area for Further Investigation is at the southern edge of Caterham; there are three areas.

Within AA 1 and AA 2 the change from urban area to Green Belt (which runs along St Katherine's Road in relation to AA1) is not easily apparent on the ground. Both AA 1 and AA 2 contain notable residential development that does not relate well to the purposes of including land within the Green Belt and does not contribute to openness, but mostly pre-dates the designation of this land as Green Belt. Whilst housing in both analysis areas is considered to represent sprawl from built-up areas and encroachment upon the countryside, given the lack of a clear and defensible boundary other than that along the highway within AA 1 and the public rights of way in AA 2 it is not recommended that these analysis areas should be considered further as part of the Green Belt Assessment.

Whilst the school in AA 3 includes a notable level of built form and has been subject to development pressure, it is largely surrounded by large open areas which include wooded hillsides and the school grounds; the school grounds serve to visually separate the built-up area from the main settlement. The residential and educational uses in this area are not appropriate within the Green Belt and do not serve the purposes of including land within it, and whilst existing development constitutes sprawl of large built-up areas and encroachment into the countryside, it is considered that the Green Belt in this location has served to prevent the further sprawl and encroachment of development and the merging of Dome Hill with the main built-up area of Caterham. Within the wider context the Green Belt in this location, the large extent and open character in this analysis area offsets the impact of existing development.

Overall, it is concluded that this Area for Further Investigation should not be considered further as part of the Green Belt Assessment.

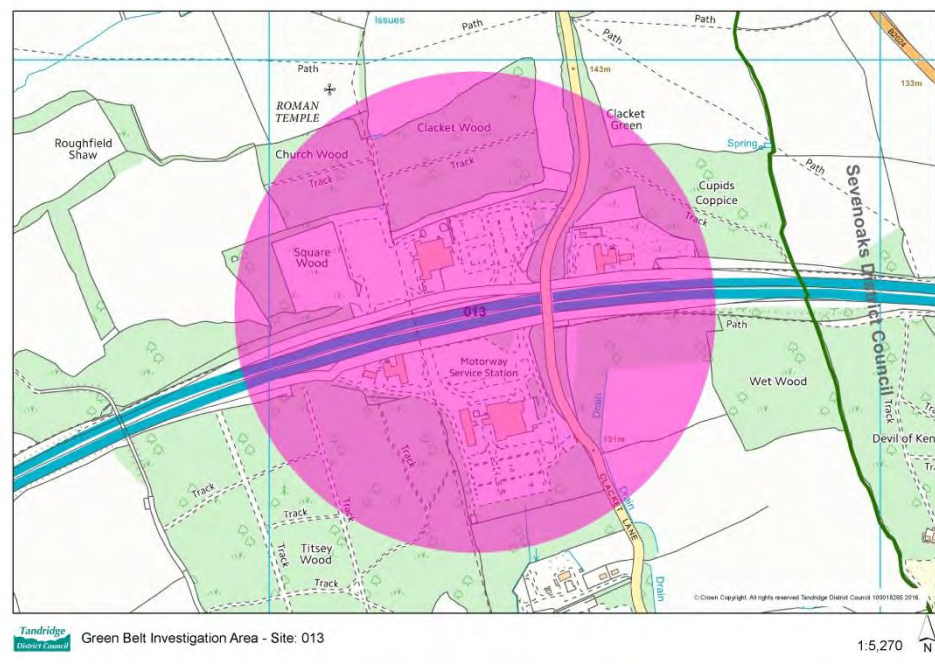
## GBA AREA FOR FURTHER INVESTIGATION NO:

013

### Description of Area for Further Investigation:

This Area includes the two motorway service stations located to the north and south of the M25 close to Clacket Lane. To the north, existing development has an east-west layout, whilst to the south it has a north-south layout, with notable areas of hardstanding, petrol stations, and amenities buildings as well as a hotel to the south. Development on both sides of the M25 is bounded by trees.

### A: Map of Area for Further Investigation



### B: Why was this selected as an Area for Further Investigation?

The M25 was constructed during the 1970s and completed in 1986. Clacket Lane services were completed in 1993 following the designation of the Green Belt. The reasons, including any very special circumstances, were not identified as part of GBA Part 1 as Appendix A focused on settlements; as such it was identified as an Area for Further Investigation.

### C: Summary of Consultation Comments applicable to Area for Further Investigation

No comments have been received that are applicable to this Area for Further Investigation.

**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

The Area includes notable levels of hardstanding with built form including petrol stations, amenity buildings and a hotel dating from the 1990s. The surrounding land comprises wooded areas and fields.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

Within this Area the land on three sides of each service station is predominantly open and undeveloped, comprising woodland and fields.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

The M25 could represent a definitive boundary, whilst Clacket Lane could provide a boundary to the southern station. Parts of both Motorway Service Areas are also bounded by Ancient Woodland, which could serve as definitive boundaries to the west and along the north edge of the northern Motorway Service Area.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

Given the isolated location and scale of this Area for Further Investigation, it does not serve to prevent settlements from merging.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

The Motorway Service Areas contained within this Area do not perform well in relation to the purpose of including land within the Green Belt.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

There are no Conservation Areas in the Area.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

The Motorway Service Areas were originally permitted in the late 1980s on grounds of need on the southern section of the M25, and the lack of alternative sites. Applications were subsequently submitted for the hotel, which was allowed at appeal in 1994 and subsequently subject to an application for its extension which was granted in 2000 on grounds of need for hotel facilities. Single storey extensions have been permitted in relation to the amenity buildings in the mid-2000s, which were granted permission on the basis of very special circumstances grounds relating to their limited scale and the need to improve facilities within the Motorway Service Areas. HGV wash enclosures have been permitted based on their lack of impact on visual surroundings and the fact that HGVs rely heavily on the Motorway Service Areas.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

Given the nature of the use in this Area, no opportunities could be identified.



**L: Using all the above information, what is the final conclusion?**

This Area was permitted on grounds of need for Motorway Service Areas on the southern section of M25 and the lack of alternative sites; these constituted the very special circumstances.

In light of the nature, scale and location of development in this Area for Further Investigation, it is not considered to serve any of the Green Belt purposes 1 to 4. Both Motorway Service Areas are highly developed and make little contribution to the open character of the Green Belt. Whilst development is reasonably well contained by Ancient Woodland, this Area could provide definitive boundaries and it is recommended to be considered further through the Green Belt Assessment.

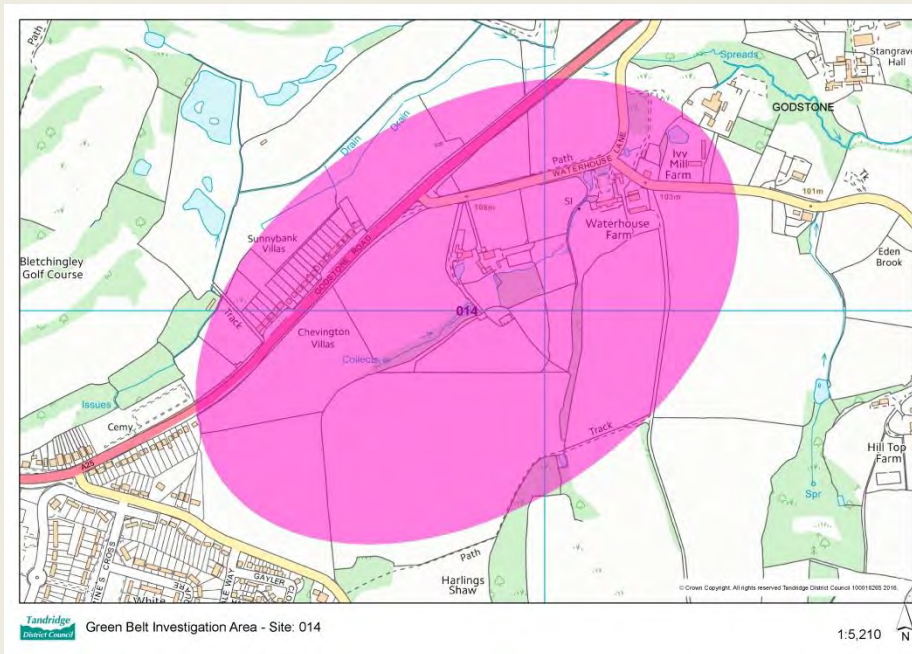
## GBA AREA FOR FURTHER INVESTIGATION NO:

014

### Description of Area for Further Investigation:

This Area for Further Investigation relates to the stretch of the A25 which extends between Bletchingley (to the west) and Godstone (to the east). At the Bletchingley end, there are dwellings along the A25 with a notable cluster known as Coneybury. This area of land also includes a cemetery and beyond that to the east is a short terrace of dwellings, with fields beyond. At the entrance to Godstone is residential development extending along the southern side, although most of this is within Defined Village boundaries. Immediately adjacent to that boundary is a large building which has been converted to flats and to the west of that is site which is currently being redeveloped from a garden centre to residential. Set back from the road are sites which historically served as farms.

### A: Map of Area for Further Investigation



**B: Why was this selected as an Area for Further Investigation?**

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 settlements 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.

**C: Summary of Consultation Comments applicable to Area for Further Investigation:**

No comments have been received that are applicable to this Area For Investigation.

**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

Built form is predominantly residential and mostly comprises detached 2-storey dwellings. On the outskirts of the historic core of Bletchingley is a residential estate dating from the post-war (probably 1940s/50S). Along the A25 are short stretches of residential development, with those on the northern side (and closest to Bletchingley) appearing to be mostly Victorian, whilst to the south, they seem to date from the 1940s/50s. A further stretch, which is not linked by a continuous line of built form, is present and possibly dates from the 1940s. From that point onwards there is very limited development before the settlement of Godstone begins. Godstone similarly includes some development which abuts the A25 including development under construction at the time of writing this Report. This relates to the development of a garden centre, which was considered appropriate in the Green Belt as it constituted Previously Developed Land. Housing is bound by fields and is set within the countryside.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

Land is predominantly undeveloped, including fields with no active use, whilst others have an active agricultural use or are used for horse grazing.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

Definitive boundaries appear to follow property boundaries and have served to contain development.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

This Area separates Godstone from Bletchingley, both visually and geographically. Whilst development has extended beyond the main built-up area of Bletchingley, this pre-dates the designation as the Green Belt, although at the eastern end new housing is currently under construction, which will extend the line of built form out of Godstone. It is considered therefore that this Area for Further Investigation provides important separation and that its removal from the Green Belt may lead to coalescence.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

It includes some sites in a residential use which does not relate well to the purposes. However the predominant uses appear to comprise agriculture or grazing for horses; it is considered that these uses relate well to the purposes.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

Bletchingley Conservation Area is separated from this Area by built form and a stretch of the A25, whilst the Godstone Conservation Green Area is not defined by an open character; accordingly this Area is not considered to protect their setting or special character.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

This Area for Further Investigation has been the subject of very limited pressure for development.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

This Area predominantly comprises privately owned land with limited public rights of ways. No opportunities have been identified.

**L: Using all the above information, what is the final conclusion?**

It is evident that existing sprawl pre-dates the designation of this land as Green Belt, which has subsequently prevented further sprawl and coalescence between these settlements. Accordingly, it serves purposes 1 and 2 of including within the Green Belt. The overall Area retains the character and appearance of countryside with development being limited in its extent. It is considered that the designation as Green Belt has prevented further encroachment on the countryside and the Area successfully serves purpose 3. Although it does not serve to preserve the setting or special character of the Conservation Areas within Bletchingley or Godstone, it is considered that this Area should not be considered further as part of the Green Belt Assessment.

**Description of Area for Further Investigation:**

This Area for Further Investigation has been broken down into 2 smaller analysis areas.

AFI 015: This Area is located to the east of the M23 and comprises a cluster of buildings, some of which fall within the Pendell Conservation Area. These buildings include a farm and three substantial buildings, one of which is a school building; all of which are listed. To the north, and outside of the Conservation Area, are further buildings which historically formed part of the farm, but are now predominantly used for residential purpose with some commercial uses. Land surrounding these buildings includes fields or open land and wooded areas with changes to topography.

AFI 16: This Area is to the east of the Pendell Conservation Area and relates to the Place Farm and Brewer Street Conservation Area. It is larger and includes Place Farm at its northern end, with a mixture of cottages, historic farms and their farmhouses and The Old Rectory throughout. This Area is bounded by fields which are tree and hedge lined. Land levels start sloping upwards in a northerly and southerly direction.

**A: Map of Area for Further Investigation**



#### B: Why was this selected as an Area for Further Investigation?

The rural setting around Pendell Conservation Area and Place Farm & Brewer Street Conservation Area emphasises the grand appearance and historic importance of the large buildings located within the Conservation Areas. These Areas have been identified in order to understand the importance of the Green Belt to the Conservation Areas.

#### C: Summary of Consultation Comments applicable to Area for Further Investigation

No comments have been received that are applicable to these Areas for Further Investigation.

#### D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?

AFI 015: Within the Conservation Area there are clusters of built form, particularly to the east and north of The Hawthorns, but the surrounding land is predominantly open and undeveloped. The buildings falling within the Conservation Area are predominantly historic and clearly pre-date the Green Belt. It is noted that The Hawthorns in particular has been granted permission for new buildings and that the very special circumstances that outweighed harm to the Green Belt relate to the needs of the school. The Conservation Area is set amongst fields.

AFI 016: The built form present in this area includes a number of small cottage style dwellings of varying age, but are predominantly historic, as well as a number of larger houses, including historic farmhouses. It also includes a listed barn, which has been converted to a residential dwelling and numerous agricultural buildings, many of them historic, but mostly used for commercial/industrial purposes. It is evident that there are some dwellings of recent construction. The built form is set amongst fields.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

AFI 015: Both around the buildings and the land outside the Conservation Areas includes large areas of undeveloped land, with land around the school serving as outdoor sport and recreation space and largely comprising grassed fields. Beyond these properties the undeveloped land comprises fields with some areas of scrubland and wooded areas.

AFI 016: This area predominantly comprises undeveloped land, including mostly fields in active agricultural use.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

AFI 015: The M23 could represent a definitive boundary however no others have been identified (although the Conservation Area has boundaries for administrative purposes.)

AFI 016: No definitive boundaries could be identified (although the Conservation Area has boundaries for administrative purposes.)

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

Both Conservation Areas are very small settlements located in close proximity to one another. However the land between them serves to ensure they are kept physically and visually separate.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

AFI 015: This Area includes a mix of uses, including residential, and educational, which do not relate well to the purposes. The remaining land includes scrubland with no apparent use, active agricultural uses or is used for the grazing of horses. These uses are considered to relate well to the Green Belt purposes.

AFI 016: The use of most of the residential properties does not relate well to the purposes of including land within the Green Belt. Similarly the commercial/industrial uses similarly do not relate well; however the active agricultural use of the surrounding fields does.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

AFI 015 and AFI 016 are Conservation Areas, but no appraisal has been drawn up. However it is evident that whilst relatively small in size they constitute rural hamlets, with Area 015 set around three listed buildings and Area 016 set around farms and including ancillary agricultural worker cottages. The boundaries of the Conservation Area in Area 015 are predominantly aligned with the property boundaries and the spacing between these properties and around the rural hamlet has been maintained with fields or scrubland bounding this area. The land surrounding Area 016 comprises fields which relate to the historic use of this hamlet for agricultural purposes.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

AFI 015: As noted above the school in particular has been subject to pressure with applications for new buildings and sports facilities which have been permitted on very special circumstances grounds relating to the needs of the schools. Changes to government policy has allowed for extensions without the need to demonstrate very special circumstances, including an extension to the sports hall.

AFI 016: Brewer Street Farm has been the subject to applications for the change of use of buildings to commercial/industrial use. The two pairs of semi-detached dwellings were granted permission in 2000 on grounds that very special circumstances were existed. The buildings replaced redundant farm buildings, resulting in improvement to openness and visual enhancement to the Conservation Area. Applications for outbuildings serving the various dwellings have been granted on the basis of very special circumstances generally relating to accordance with the Green Belt policy which allows for outbuildings.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

Both Areas include a number of public rights of way, which extend through the Conservation Areas and lead onto the countryside beyond, providing public benefits. No further opportunities have been identified.

**L: Using all the above information, what is the final conclusion?**

Due to their siting and scale Areas for Further Investigation 015 and 016 do not serve to prevent the sprawl of built-up areas, nor do they serve to prevent settlements from merging. There is a degree of encroachment on the countryside albeit most of this pre-dates designation as Green Belt. Although it is considered that the Green Belt has successfully preserved the setting and special character of the Conservation Areas in retaining their rural setting and ensuring the layout and setting of built form in relation to one another, there are notable levels of development at The Hawthorns in Area 015. However, this is largely contained and overall Area 015 makes a contribution to the openness of the Green Belt. Whilst there has been recent development comprising residential dwellings and the change of use of various agricultural buildings to commercial/industrial uses in Area 016, this is largely contained and/or reflects the historic use of the site. Both Areas for Further Investigation retain a predominantly open and undeveloped appearance. Additional protection has been considered but it has been concluded that no stronger protection is either necessary or possible.

Overall it is concluded that both Areas for Further Investigation should not be considered further through the Green Belt Assessment for boundary change.



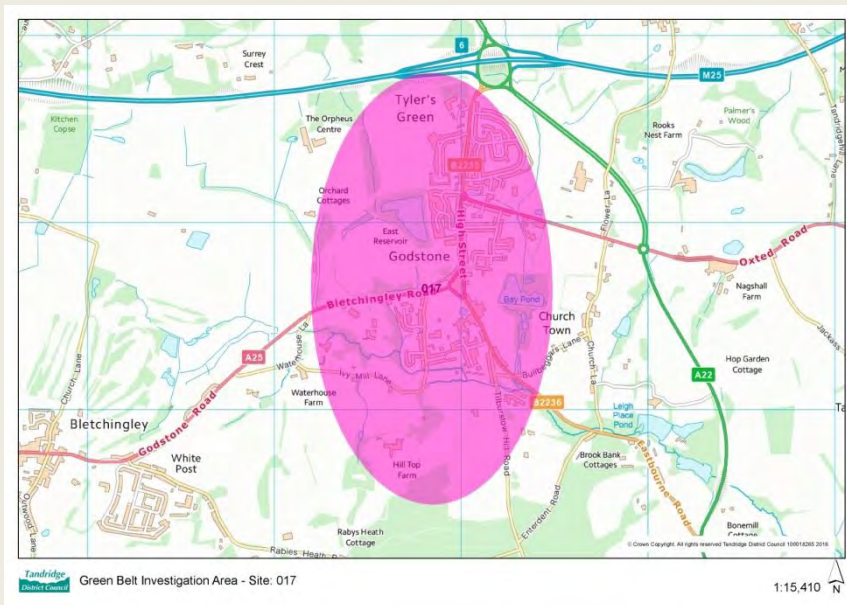
## GBA AREA FOR FURTHER INVESTIGATION NO:

017

### Description of Area for Further Investigation:

This Area for Further Investigation is to the south of the M25 and to the west of the A22, with the A25 running through it. It comprises the village of Godstone, a Defined Village in the Green Belt, with a Conservation Area and a village green at its core. Within the village it predominantly includes residential dwellings, which front the highway, with development in depth beyond. The village also includes some non-residential sites, including public houses, a parish hall, builders' yards/merchants, a school and some retail uses. To the north/north-east it is bounded by tree and hedge lined fields, whilst to the east it includes Bay Pond, and fields (with a depot just outside the Defined Village boundaries). Further fields can be found to the south/south-west and beyond those are isolated dwellings, including a large building converted to flats and a garden centre that is currently being re-developed. To the north-west is a mixture of open grassed land, a reservoir, a tree covered, redundant quarry and further fields. An active quarry operates further west.

### A: Map of Area for Further Investigation



### **B: Why was this selected as an Area for Further Investigation?**

Development has expanded the boundary of Godstone. 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 1960s. The Milcell Quarry was also built on for residential development in the 1990s/2000s. The settlement has also seen a large number of infill schemes throughout the settlement over the years, which have altered the scale of built form. All this development has altered the character of the settlement and as such this area has been identified as an Area for Further Investigation.

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. It is prominent in the fields to the north-west and north-east of the settlement, where development is particularly noticeable. As such, this is an area that has been identified as an Area for Further Investigation.

### **C: Summary of Consultation Comments applicable to Area for Further Investigation**

Original purpose of the Green Belt was to restrict the outward sprawl of London. The area is beyond the built-up area of London and is separated by a number of towns, villages and open countryside, as well as the M25 and therefore is not effective at preventing sprawl from London. There are no towns within close proximity to this area, particularly to the north-west, that would result in towns merging. The barriers of North Park Quarry and the M25 also act as a barrier to coalescence occurring.

Any development on the edge of Godstone will encroach on the countryside. However, the degree of encroachment and the quality and function of the countryside should be considered. The area is close to the Surrey Hills AONB, which was designated before the M25, North Park Quarry and the gradual growth of Godstone itself. Therefore, the landscape is considered to be significantly reduced since the AONB's original designation. Environmental designations are also important to consider in respect of the third purposes as wildlife, biodiversity and forestry are all ingredients of countryside. There are none of these near the area to the north west. Further, the area does not represent a contiguous element within the wider countryside due to the effective isolation by existing physical barriers and urbanising features. Therefore, the area is only capable of having a 'partial' contribution to the third purpose of the Green Belt. It is supported that the Conservation Area is bordered to the north and south as the settlement has expanded, and that it does not meet purpose 4 of the Green Belt. As there are not enough brownfield sites to meet the Objectively Assessed Need, it is unlikely that this area will meet the fifth purposes.

Godstone cannot be seen from the M25 and the Green Belt Assessments should be corrected to reflect this. The conclusion for Godstone appears to justify that the Green Belt is of no importance to the village.

The railway line is actually on the right

Is a vital tract of land which maintains boundaries and stops the spread of development into Stoney Field.

### **D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

This Area is predominantly covered with built form. The main use is residential, including a number of commercial uses (public houses, shops, and builders' yards) as well as educational facilities, and sports and recreation facilities. The properties range in age with those at the core being historic in nature. To the north of the historic core are various residential housing estates with the northernmost dating from the 1970s and permitted on the basis of its association with the provision of emergency services. The residential estates to its south-east and south-west both appear to date from the 1950s, but records relating to these are limited. Further development to the south includes development dating from the 1950s.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

Within the Defined Village there is very limited undeveloped land, which comprises the village green.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

Most of the boundaries defining the Defined Village run along the residential properties which abut its outer edges. This village was previously defined as a Green Belt Settlement and is now a Defined Village, where development within the defined boundaries has been permitted. It is considered that these boundaries have successfully prevented the sprawl of built form.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

Godstone Village includes notable levels of built form within it, but is bounded by fields and wooded areas. The nearest small settlement is the Church Town Conservation Area, but the built-up area of Godstone Village is clearly separated from the Conservation Area by open and undeveloped land. The land within Godstone itself does not serve to prevent settlements from merging.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

The predominant land use is residential, which relates poorly to the purposes of including land in the Green Belt. Similarly the other uses contained within the village, such as schools, public houses and commercial predominantly do not serve the purposes of including land in the Green Belt.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

Godstone Village includes a Conservation Area comprising the historic core of the village around the village green. This is bound by development to its north and south, but abuts open areas (fields) along part of its eastern edge and open/undeveloped land to its north/north-west. In addition, the Church Town Conservation Area is to its east and is separated by fields and the Godstone Ponds, which is considered separately. The land between Godstone Village and that Conservation Area are considered key to its setting.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

This village has been the subject to development pressure mainly in relation to the infilling or redevelopment of sites over a number of years. Much of the development is historic. Development around Tylers Green (north-west) appears to date from the late 40s/early 50s (CAT/9643) and development to its east from the early to mid-1950s (although no plans can be found). The northernmost part of the village includes development, which post-dates its designation within the Green Belt with outline permission granted (GOR/192/70) for an emergency service centre (fire station and police traffic centre) and 19 police houses. This was permitted on grounds that it was required to provide emergency services for both the locality and in relation to the motorways, which restricted the options in terms of siting.

More recently permission has been granted at Fairalls for a change of use of a small area of land from commercial parking to residential for use by adjoining property, number 48. The change of use of land is no longer appropriate development; however it was concluded that there would be very limited harm to the Green Belt (TA/2015/551). Permission has also been granted for the formation of a car park providing 38 spaces (TA/2015/1790). It was considered that there would be limited

actual harm to the Green Belt, with notable benefits to the village in that it would relieve on-street parking and would support local businesses. Development outside the boundaries of the Defined Village includes the re-development of the garden centre to provide housing, which was permitted on grounds that it was Previously Developed Land with no greater harm to openness arising from redevelopment.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

Godstone includes a village green with a pond which provides notable public benefits. In addition, to its east it includes a nature reserve known as Godstone Ponds which also provides public benefits, including educational benefits. Furthermore, there are public rights of way which lead through the village and out to the open countryside beyond, including linkages with the Church Town Conservation Area to the east.

**L: Using all the above information, what is the final conclusion?**

Godstone is a Defined Village in the Green Belt. It is a large and built up village containing notable levels of development with large proportions of it in depth such that it is, in parts, semi-urban in character. It is noted that whilst an open area exists at its historic core, this is entirely contained by built form and it is considered that the extent of the village when coupled with its relatively high density and layout are such that it does not convey an open character. Beyond the Defined Village boundaries development is more sporadic and interspersed by fields and makes a contribution to the openness of the surrounding Green Belt. Accordingly it is recommended that the Defined Village be considered further as part of the Green Belt Assessment in terms of whether or not it should be inset.

## Description of Area for Further Investigation:

The Area for Further Investigation is centred on the Church Town Conservation Area. It is located to the south of the A25 and to the east of Godstone Village. It comprises a cluster of buildings centred on the Church of St. Nicholas, and religious buildings located immediately to its south. There is also a range of buildings in residential use that are mostly historic, with more recent built form to the south.

## A: Map of Area for Further Investigation



## B: Why was this selected as an Area for Further investigation?

The Church Town Conservation Area 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.

## C: Summary of Consultation Comments applicable to Area for Further Investigation

Contributions it makes to the Green Belt purposes are complacent.

## D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?

Built form includes the church, alms-houses and the Chapel of St. Mary as well as various residential dwellings, including the converted school house. Some of these and a number of other buildings within the area are listed and are clearly historic (19<sup>TH</sup> century and earlier). To the south and within the Conservation Area are further dwellings, some of which appear to date from the 1950s and are located on land raised above the highway. All of the buildings are set within the countryside.

<b>E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?</b>
Within the Conservation Area and beyond undeveloped land predominantly comprises tree lined fields and wooded areas.
<b>F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.</b>
The Conservation Area boundaries predominantly follow property boundaries that are tree and hedge lined, although within the graveyard they appear to follow (in part) an internal footpath. There are no clearer or more definitive boundaries apparent.
<b>G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?</b>
The Area for Further Investigation is centred on the Church Town Conservation Area. It is located to the east of the Defined Village of Godstone, a built-up area, and it is considered that the land between this area and Godstone serves to prevent these settlements from merging. It is further considered that coalescence in this location would adversely affect the setting of the Conservation Area.
<b>H: What is the current use of the land and how does this relate to the purposes of the Green Belt?</b>
The use of the land includes residential, which does not relate well to the Green Belt purposes, similarly nor do the church and alms-houses. However, the undeveloped fields in active agricultural use and used for grazing are considered appropriate in policy terms and relate well to the purposes of including land within the Green Belt.
<b>I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.</b>
This Area is centred on the Church Town Conservation Area, which is described as the historic centre of Godstone. This is a small Conservation Area with boundaries that mostly coincide with property boundaries. It is within the Green Belt and land beyond the Conservation Area comprises fields with wooded areas and sporadic housing to the north and south. The setting of this Conservation Area is therefore rural in character as well as open and predominantly undeveloped land.
<b>J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.</b>
This Area has not been the subject of any development pressure aside from applications relating to existing buildings.
<b>K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?</b>
The Area includes public rights of way, which link it with Godstone and provide access to the land beyond, providing public benefits. No further opportunities have been identified.

**L: Using all the above information, what is the final conclusion?**

By reason of its scale, siting and separation from settlements it is not considered to serve the purpose of preventing sprawl of built-up areas and the merging of settlements/built-up areas. However, it is in an Area which is by definition countryside and predominantly retains this characteristic. With built form being largely historic the Green Belt has served to safeguard the countryside from encroachment and effectively preserved the rural setting of this settlement and Conservation Area. Additional protection has been considered but it has been concluded that no stronger protection is either necessary or possible. On this basis it recommended that this Area should not be considered further as part of the Green Belt Assessment.

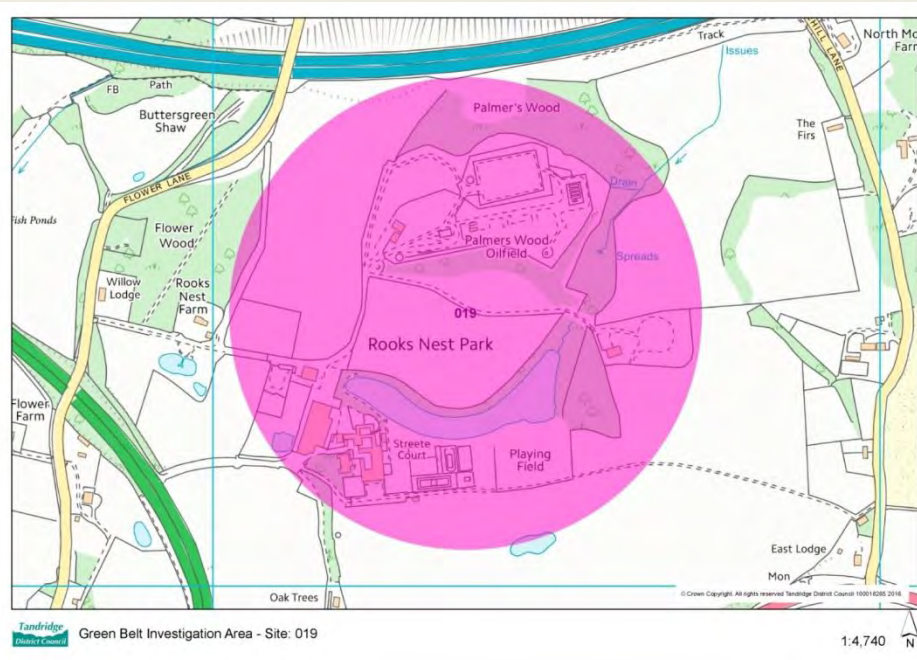
## GBA AREA FOR FURTHER INVESTIGATION:

019

### Description of Area for Further Investigation:

This Area for Further Investigation is located to the south of the M25 and east of the A22. It comprises land used for oil drilling located to the north of Streete Court. The land slopes downwards from the M25 and includes an area of woodland spanning the north, east and southern parts of this Area, which is designated as Ancient Woodland. It is bounded by fields to either side with a lake further to the south and the western boundary is partially bounded. The site includes hardstanding, oil cylinders and various industrial style buildings.

### A: Map of Area for Further Investigation





**B: Why was this selected as an Area for Further investigation?**

The sewage processing plant located in GBA 16 was noted but it was concluded within the GBA Part 1 that whilst it could be identified as an Area for Further Investigation, it would not be sensible to identify every sewerage works as something that should be investigated further. However, it was considered that the same could not be said about the oil drilling operation at Palmers Wood, which was identified as an Area for Further Investigation due to its impact on the countryside.

**C: Summary of Consultation Comments applicable to Area for Further Investigation**

Support further investigation here as the removal of Green belt designation would help to facilitate further economic development in this area.

**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

The Area accommodates a double height metal clad building and single storey portable cabin style office building, hardstanding and various cylindrical metal structures. The built form is reflective of its use, although the age of these structures is difficult to determine based on visual assessment. The site is set in the countryside comprising fields, woodland and a lake.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

Within the confines of the oil drilling operation there is limited undeveloped land with most of the site including hardstanding. Land within the site includes soft landscaping amenity land and is bounded by fields, wooded areas and a lake.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

The topography, with an upward slope in a northerly direction, coupled with the Ancient Woodland restricts development to the north. Ancient Woodland also restricts development to the south and east. To the north the M25 could act as a definitive boundary.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

Given the location of this site, to the west of Oxted and to the north-east of Godstone, the separation distance and the nature of the development, it is not considered to prevent settlements from merging.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

The site is used for the drilling of oil. Extraction of minerals is classified as an appropriate form of development in the Green Belt provided they preserve openness of the Green Belt and as such the use of land in this Area for Further Investigation relates well to the purposes of including land in the Green Belt.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

There is no Conservation Area in this Area for Further Investigation.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

The site has been operational since 1983 when oil was discovered in an exploratory borehole. In 1989 permission was granted for a 'gathering station' and a road export terminal, with a pipeline linking this site to Coney Hill. In 1996 permission was given for the installation of plant and equipment and operations for the disposal of leachate. In 2010 retrospective permission was granted for two hydrocarbon well sites, interconnecting pipeline, access road, wells and associated infrastructure, plant, buildings and equipment until 2024. Given the nature of the use, concerning oil, these applications have been dealt with by Surrey County Council as the Waste and Minerals Authority. No information is available in terms of how these applications were determined, although it is to be noted that the restoration of the land is to be secured once oil supplies have been exhausted.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

Given the use of the site and its location amongst privately owned fields, with no informal or formal public access, the Green Belt in this location is not considered to offer opportunities.

**L: Using all the above information, what is the final conclusion?**

Given its use, scale and siting this Area does not prevent sprawl from large built-up areas, settlements from merging or preserves the character of any Conservation Areas. However, its use as an oil field and the requirement for future land restoration means that it constitutes appropriate development in the Green Belt and preserves its openness. As such, this Area is considered to serve the purposes of including land in the Green Belt and should not be considered further as part of the Green Belt Assessment.

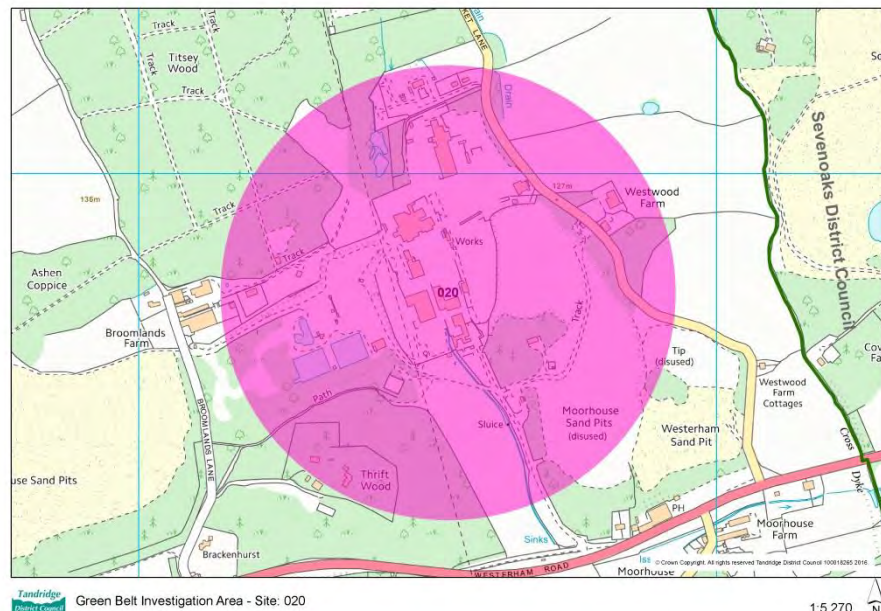
## GBA AREA FOR FURTHER INVESTIGATION NO:

020

### Description of Area for Further Investigation:

This Area is sited to the north of the A25, to the east of Oxted (close to the district boundary) and is set back from the A25. The eastern section comprises notable levels of hardstanding, a large number of vacant buildings and outdoor storage. To its west it includes lagoons which served as part of the quarry that is now inactive, but used to process minerals. Further to the west and beyond Broomlands Lane is an active sand quarry. The overall Area is tree bounded, with the surrounding land including wooded areas and fields.

### A: Map of Area for Further Investigation



### B: Why was this selected as an Area for Further investigation?

The Moorhouse Sand Pit & Tileworks (minerals extraction) and adjoining industrial site (some of which lies vacant) have grown substantially since the Green Belt was designated and take up a large proportion of the countryside within this Area.

**C: Summary of Consultation Comments applicable to Area for Further Investigation**

AFI 021: Wolfs Road does not exist.  
The parcel is actually within Limpsfield parish not part of Oxted or Hurst Green.  
The North West of the parcel serves all purposes of the Green Belt.

**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

Within the eastern section of this Area are a considerable number of buildings, which are substantial in scale and vary in terms of age. The buildings predominantly relate to its historic use for tile manufacture and are bounded on a number of sides by countryside.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

This Area includes notable levels of development, comprising either built form or in terms of the extraction of minerals. Land around the developed parts of the Area is undeveloped and includes woodland as well as fields.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

Areas of Ancient Woodland abut or are close to parts of the Tileworks, and could provide definitive boundaries. The A25 could also provide a definitive boundary to the south.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

Given the Area's location in relation to the nearest settlements (Oxted and Westerham), the separation distance and the nature of the development within it, it is not considered to play a role in terms of preventing settlements from merging.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

Use of the western part of the Area comprises the mining of minerals, which is considered to be appropriate in policy terms provided it preserves the openness of the Green Belt. Therefore, it is considered to relate well to the purposes of including land in the Green Belt. The central section appears to be used for purposes ancillary to the quarry. However, the built-up part of the Area is not considered to relate positively to the purposes of including land within the Green Belt, although it has a lawful use for tile manufacture, storage and ancillary uses.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

There is no Conservation Area in this Area for Further Investigation.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

It is understood that the tileworks has been in use since 1935 for the manufacture of tiles. It is evident that there have been a notable number of buildings built since that time; some of these pre-date the Green Belt whilst others post-date the Green Belt, although it is unclear when they were built. Permission was granted for the erection of 2-storey temporary office building, a storage unit, underground storage tank and security fence (TA/2014/667). Whilst it was acknowledged that the site constituted Previously Developed Land, it was noted that the storage building and portable cabin were to be sited in an area used for tile stacking and that their height and massing would result in a greater impact upon openness. However very special circumstances were considered to apply given that the applicant had no control over the wider site, in light of the established and lawful use of the land and the need for office and storage space on site, coupled with limited harm to openness. Prior to that permission was granted (TA/2007/226) for the erection of a single storey collator plant building and an extension to an existing collator building, which was permitted in light of a previous permission, the relationship with existing buildings and supply of minerals on-site and to allow compliance with Health and Safety standards.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

Given the use of the Area it does not offer public benefits in line with paragraph 81, although public rights of way exist beyond the tileworks and sandpit.

**L: Using all the above information, what is the final conclusion?**

Given its siting, scale, use and relationship with settlements/built-up areas the Area for Further Investigation does not prevent sprawl, settlements from merging and it does not preserve the setting of Conservation Areas. Whilst the tileworks was established prior to the Green Belt designation, it has been subject to post-Green Belt development. As such it has not served to safeguard from encroachment on the countryside, although development is mostly contained within the site's original envelope. Due to the notable level of development within the tileworks it does not exhibit an open character, although use of part of the wider area for the extraction of minerals is an appropriate use in the Green Belt where it preserves openness. In the light of this, it is recommended that this Area for Further Investigation is considered further as part of the Green Belt Assessment in terms of whether or not exceptional circumstances exist.

## Description of Area for Further Investigation:

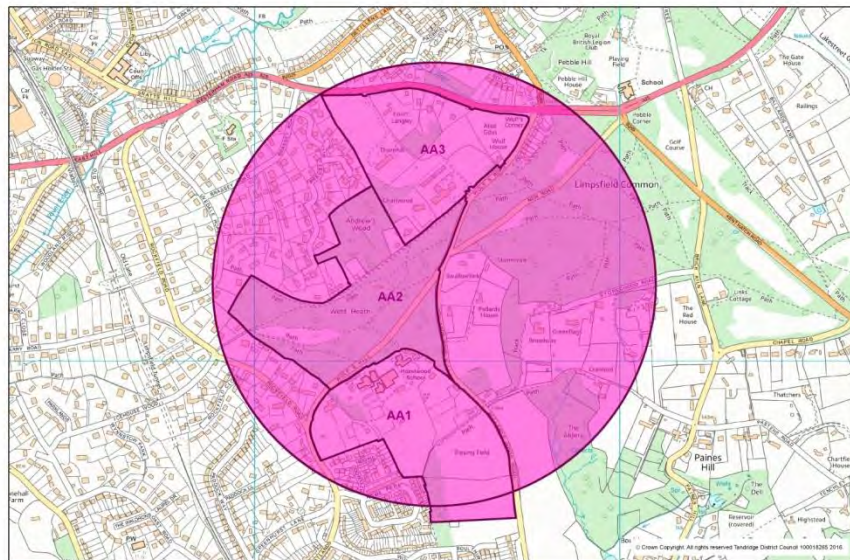
This Area for Further Investigation covers a substantial area of land within which there are different characteristics. It has therefore been broken down into smaller analysis areas.

AA 1 is at the southern end, with a recreation ground sited in an urban area beyond which (to the south and west) is a residential estate. Along the eastern edge is Pollards Wood Road, whilst to the north of the recreation ground is a field, which is fenced off, and beyond that and at a raised level is a playing field used by Hazelwood School. This area contains some dwellings and Hazelwood School.

AA 2 comprises the land to the north of the school and includes West Heath, with Pollards Wood Hill defining its eastern side. This area includes a steep change in levels, sloping upwards in a northerly direction, and it is tree covered. The land becomes level within its northern section and is intersected by footpaths.

AA 3 is defined by the A25 along its northern edge with Wolfs Row to its east. It slopes downwards in a westerly direction and includes undeveloped land in its north-eastern corner, historically used as allotments, which has the appearance of scrubland with buildings to the west.

## A: Map of Area for Further Investigation





#### **B: Why was this selected as an Area for Further investigation?**

The Green Belt boundary at Boulthurst 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 Row 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.

#### **C: Summary of Consultation Comments applicable to Area for Further Investigation**

This land is currently farming land, and creates a combination of open countryside along with open, green space provided by the Hazelwood school playing fields, and the Boulthurst Way recreation ground. This combination of open, green usable community and countryside space is of great benefit to the local community. Development on this parcel in between both open green spaces would clearly be encroachment into the countryside and create urban sprawl. There appears to be a view that, just because housing is already there within Hurst Green/Holland, the removal of green belt/recreation areas is acceptable.

The assessment considers the boundary for the Green Belt area is well defined but mentions Wolfs Road as one boundary, which does not exist. The parcel GBA 020 is within Limpsfield Parish and not Oxted / Hurst Green. The natural woodland and large green fields in this area provide a boundary between Oxted / Limpsfield and Limpsfield Chart. It would create a potential merging of Oxted/Limpsfield with Limpsfield Chart if any building were to take place. The only consideration made is that the Limpsfield Conservation Area extends by only a small amount to the row of houses along Wolfs Row and so the parcel plays a negligible role. Yet if the parcel were to be built on the rural setting and character of Limpsfield, St Michaels (a grade 2 listed building), and the row of houses in particular would be lost as they would be overwhelmed by the new buildings.

The Green Belt in this area is well defined and plays an important role in preventing the merging of Oxted, Limpsfield and Limpsfield Chart.

There is no strong boundary with the Conservation Area to the northern boundary. Development on the southern side of the A25 between the residential dwellings in Brassey Close/Brassey Hill to the west and Wolfs Row to the east have a similar character to the residential development a short distance away on the northern side of the A25. The character of the area has also changed since the Green Belt boundary was last revised, as Thornhill, located to the west of Wolfs Row, was redeveloped from education use to residential in 2000 and St. Michaels School, was converted to flats.

As there is dense woodland to the south and east of Wolf Rows and the residential development of Brassey Close and Brassey Hill to the east and the A25 is to the south, the sites within Wolf Row allotments creates a natural edge to the Green Belt boundary.

The Assessment considers that there are anomalies where certain properties are excluded from the Green Belt whilst others are contained within it and around the boundary between the Green Belt and the recreation ground in the urban area. For this reason, this area is recommended for further investigation. Only if an area was not originally within the Green Belt and a notable amount of development was considered inappropriate for the Green Belt should any further investigation be carried out. If the recreation ground fulfils the purposes of the Green Belt then it should be included within it. Parcel 21 only fails to fulfil this purpose of checking unrestricted sprawl because it has been artificially separated from adjoining parcels which adjoin the built-up area.

There are two instances where the Assessment considers the line between town and countryside are blurred: when the recreational spaces form part of the settlements (even though they are more suited to the open countryside that sits outside the inset settlement) and these two recreational spaces have been identified as Areas for Further Investigation.

The Hookwood Bungalows have been included as an area for further consideration; the site sits within the Limpsfield Conservation Area of which there has been little consideration.

**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

There is limited built form in this Area. Within AA 1 built form includes school buildings located to the south of a wooded area and sporadic dwellings. Within AA2 built form comprises sporadic dwellings. AA 3 includes the converted St Michaels and Thornhills and a number of dwellings within relatively large plots with a degree of spaciousness and a high number of trees. These buildings mostly appear to pre-date the Green Belt.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

AA 1 is predominantly undeveloped aside from limited facilities associated with the school playing field and the school buildings. AA 2 is predominantly undeveloped comprising a wooded hillside and levelled wooded area. AA 3 is predominantly undeveloped, and outside of the residential plots comprises an area of scrubland which is bound by trees and hedging along its eastern and northern boundaries, including a notable change in topography.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

Within AA 1 the boundary between the urban area and the Green Belt follows a small fence. It is considered that the public footpath (number 64) to the north of Boulthurst Way, which is on a slight ridge and which is lined by a substantial fence, trees and hedging, could provide a more definitive boundary, as would the highway to the east (Pollards Wood Road). Nonetheless, the boundary has served to contain development.

Within AA 2 Pollards Wood Hill to the east could form a definitive boundary. However the existing Green Belt boundary follows the property boundary lines, which is reinforced in part by woodland. The boundary has served to prevent sprawl, with a clear difference in character between the high density development within the urban area and that beyond.

Wolfs Row to the east in AA 3 could form a definitive boundary, but at present the A25 serves as a boundary to the north (beyond which is built form comprising residential dwellings) whilst to the west the existing boundary follows the boundaries of those properties which abut the Green Belt. Built form is located within this area is of a different character, less dense and sporadic. It is apparent that the boundary has served to prevent the sprawl of the large built-up area.



**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

AA 1 is located adjacent to Hurst Green, albeit it is in the Parish of Limpsfield. No other settlements are visible from this area and given the scale and siting of this analysis area it is not considered to prevent settlements from merging. Within AA 2 Oxted, Limpsfield and Hurst Green have already merged, although this analysis area serves to prevent further coalescence. Within analysis area 3 Oxted and Limpsfield have essentially already merged, although this analysis area similarly serves to prevent further coalescence.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

AA 1 comprises school grounds, a school sports field and to the south of that a field with no apparent use. Furthermore, the latter is entirely fenced off and does not provide an informal public outdoor recreation use. The school grounds do not relate well to the purposes however the sports field and the field to the south do relate well to the purposes of including land in the Green Belt.

AA 2 includes residential properties and a wooded area which includes public rights of way. The former does not relate well to the purposes however the wooded area does relate well to the purposes.

AA 3 includes residential properties as well as an area of scrubland which has no apparent existing use. However, it is understood that this area of land has been used as allotments. The former does not relate well to the purposes whilst the latter does relate well.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

The Area for Further Investigation includes the southern section of the Limpsfield Conservation Area. This covers the line of dwellings at the northern end of Wolfs Row and the road to their west.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

AA 1 includes a school, which has been the subject of a number of applications. Permission was granted for the removal of a temporary classroom and the erection of sports hall with a basement (TA/2002/1748). This was permitted on grounds that there were no alternative sites outside the Green Belt available for the school's relocation, it comprised a significant improvement to the school's facilities, the school's growth was limited by a legal agreement, and its limited visual impact and it was considered that it would not encroach into the Green Belt. In 2007 permission was granted for a temporary period for a portable cabin providing 2 classrooms. It was acknowledged that it would be sited within the built complex of the school, and it was noted that it was needed in order to allow the school to adapt to the changing age profile of pupils and that there would be limited change in overall terms from previous proposals (TA/2007/107).

Within AA 3 permission was granted in 2000 for the demolition of the school and outbuildings and the erection of a building providing 3 dwellings (TA/2000/1166), with permission granted on the grounds that its revised form and design replicated that of the main school building. In 2003 permission was granted for the erection of 3 /4 storey building providing 3 dwellings on site of the previously developed school (TA/2003/1100), and this was accepted having regard to the previously permitted scheme and the lack of demonstrable harm to the Green Belt.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

AA 1 provides opportunities for outdoor sport and recreation on the school playing fields, with public footpaths extending through it whilst AA 2 provides opportunities for outdoor recreation in the form of public footpaths and bridleways. No opportunities can be identified within AA 3.

**L: Using all the above information, what is the final conclusion?**

Within AA 1 it is not clearly appreciable on the ground where the urban area ends and the Green Belt commences and within this wider area there are some buildings, mainly serving the school, however overall there is a sense of openness. Whilst the area around the school does not relate well to the purposes of including land in the Green Belt, overall the Green Belt in this location has prevented the sprawl of a large built-up area and safeguarded from encroachment upon the countryside. It is acknowledged that the boundary between Green Belt and urban areas is blurred and that more definitive boundaries are present, comprising Pollards Wood Road and the public footpath to the north, which is both tree and hedge lined and on a slight ridge however as it is considered to serve some of the Green Belt purposes it is not recommended for further consideration as part of the Green Belt Assessment.

AA 2 includes only sporadic residential dwellings that pre-date the Green Belt, but do not relate well to the purposes of the Green Belt. In addition, this area serves to prevent the sprawl of a built-up area and encroachment into the countryside and overall it is considered that this part of the Area serves the Green Belt purposes well.

With AA 3 the density of development is generally low, aside from along Wolfs Row, and whilst the residential use does not relate well to the purposes of the Green Belt and constitutes sprawl from built-up areas and encroachment upon the countryside, the dwellings in this locality pre-date the designation of this area in the Green Belt. Given the scale of the built-up elements and the setting of this analysis area, the extent of the open land and its character off-sets the scale of built-up elements and results in an overall sense of openness. In addition, the analysis area serves to preserve the outer edges of the Limpsfield Conservation Area. It is considered therefore that this part of the Area for Further Investigation should remain unaltered.

Overall it is concluded that this Area for Further Investigation should be excluded from further consideration as part of the Green Belt Assessment.

## GBA AREA FOR FURTHER INVESTIGATION NO:

022

### Description of Area for Further Investigation:

This Area encompasses the land south of Old Oxted and south-west of Hurst Green and relates to the Broadham Green Conservation Area. At its northern end it comprises the Oxted Mill and a number of historic residential dwellings. It is set in an area through which a stream flows and comprises meadows to the north with land levels sloping upwards to the east and west. To the south of this it comprises fields, which are grassed and tree lined and beyond these (to the south) is common land set around Tanhouse Road and Broadham Green Road, which is level and bound by trees. Sporadic built-form, which is predominantly residential, is generally clustered and includes The Haycutter public house. Beyond the Conservation Area are fields with wooded areas to the west. The southern end is set around Perrysfield Farm, which includes listed buildings as well as modern agricultural buildings. It is bounded by fields, some of which are in active agricultural use.

### A: Map of Area for Further Investigation



**B: Why was this selected as an Area for Further investigation?**

The setting of the Broadham Green Conservation Area is among open countryside – fields and farmland generally free from surrounding development. As such, this area has been identified as an Area for Further Investigation to understand its importance to the setting of the Conservation Area.

**C: Summary of Consultation Comments applicable to Area for Further Investigation**

The Assessment does not consider Old Oxted Conservation Area to be open saying the surrounding development emphasises the built form and therefore the settlement has been identified as an area for further investigation. The area has been within the Green Belt since 1986 and little has changed in terms of development as a consequence of the Green Belt and Conservation Area designations. For these reasons it is expected that any further investigation of the Green Belt in this area would confirm continued Green Belt designation.

The Assessment states only moderate serving of this purpose because of the presence of small isolated buildings and a sewage treatment works. The existence of development present at the designation of the Green Belt should not result in it being cited as a reason for only a 'moderate' performance.

**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

There is sporadic built form within this Area. At its northern end this includes the mill, which is used for commercial purposes, around which are clustered various residential dwellings with further dwellings along Spring Lane. The majority of these buildings are historic and pre-date designation as Green Belt. Land which is designated as urban is close to this area and includes development, which is visible from the Conservation Area and of recent construction. Outside the Conservation Area, there is also a small residential estate, which is visible from the Conservation Area which clearly post-dates the Green Belt.

The built form around Broadham Green and Perrysfield Farm are similarly primarily residential and, pre-date the Green Belt. This Area also includes a public house and a farm with numerous agricultural buildings, some of which are listed, but others are relatively modern. All of these buildings are within the Green Belt and are located within a rural setting.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

There is considerable open and undeveloped land within this Area. It comprises a mixture of fields and meadows, with open common land around Broadham Green.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

The boundaries around the urban areas and the Defined Village extend along the boundaries of properties and this has served to prevent sprawl, thereby containing existing development.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

This Area relates to a Conservation Area; however the Defined Village of Old Oxted is sited to the north-west with clusters of sporadic dwellings to its south. The Green Belt in this Area serves to prevent these areas from merging.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

There is a mix of uses within the Area, including residential, a public house and a commercial site, which do not relate well to the Green Belt purposes. However the undeveloped land includes fields, land used for grazing of horses, for agricultural purposes or does not appear to have an active use. In addition, it includes the common land around Broadham Green and these uses relate well to the purposes.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

This Area relates to the Broadham Green and Spring Lane Conservation Area, which is a geographically large Conservation Area between Spring Lane and Gibbs Brook Lane. It contains the hamlet of Broadham Green and buildings at Oxted Mill. Its boundaries follow property boundary lines, field boundaries and skirt around farm buildings forming part of Perrysfield Farm. It is set within the Green Belt and land beyond the boundaries predominantly comprises fields. At the northern end parts of the Conservation Area immediately abut urban land on the edge of the settlement.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

There is no history relating to this Area, which would indicate that it has been the subject of development pressure. Recent development is apparent, but not within the Conservation Area. Development at Broadham Mushroom Farm (TA/95/445) includes four dwellings and was allowed at appeal on the basis of very special circumstances relating to visual improvement, a significant increase in openness and on the grounds that it would not prejudice the purposes of including the land within the Green Belt.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

The Conservation Area includes public footpaths and an area of common land providing public benefits and linkages to the open countryside beyond. No further opportunities have been identified.

**L: Using all the above information, what is the final conclusion?**

It is considered that the Green Belt in this location serves the purpose of preventing sprawl from the built-up area of Hurst Green and helps ensure the setting and special character of the Conservation Area. Built form within this Area pre-dates the Green Belt and the impact of existing development is off-set by the extent of the open land and its rural character, predominantly comprising fields. It is therefore considered to have safeguarded from encroachment on the countryside. Additional protection has been considered but it has been concluded that no stronger protection is either necessary or possible. It is therefore not recommended for further consideration as part of the Green Belt Assessment.

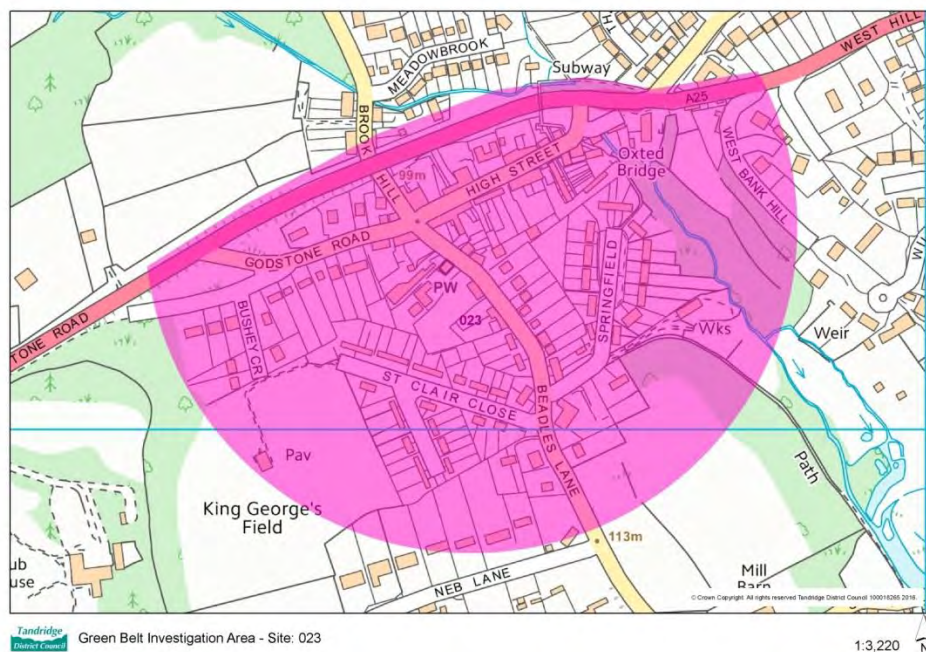
## GBA AREA FOR FURTHER INVESTIGATION NO:

023

### Description of Area for Further Investigation:

This Area comprises a historic core with historic buildings, which has been designated as the Oxted Conservation Area. It contains dense and tightly packed built form that is terraced and fronts the highway. Beyond this core, the buildings predominantly date from the 1950s, have larger plots with a lower density and a number of cul-de-sacs leading off the main roads. To the east, beyond the petrol station land, slopes upwards and is tree covered.

### A: Map of Area for Further Investigation



### B: Why was this selected as an Area for Further Investigation?

Whilst it is recognised that the northern part of Old Oxted does not encroach on the countryside, the majority of the built form of Old Oxted does. The concentration of the development and scale of Old Oxted to the south of A25 means that the area is not viewed as countryside. It is more visible as there is less screening for the southern part of Old Oxted than the part of the north of the A25. For this reason, it has been identified as an Area for Further Investigation.

#### **C: Summary of Consultation Comments applicable to Area for Further Investigation**

The Assessment does not consider Old Oxted Conservation Area to be open saying the surrounding development emphasises the built form. It has been within the Green Belt since 1986, with little change in development terms as a consequence of the Green Belt and Conservation Area designations. Expect that any further investigation would confirm continued Green Belt designation.

#### **D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

Along the High Street and for part of Beadles Lane the Area for Further Investigation comprises densely packed/terraced built form, with larger buildings serving as public houses. Historically many of these had a commercial use. Beyond the core, to west and south, buildings are predominantly 2-storey and residential but less dense. A number of these have the appearance of Local Authority housing with larger private housing along Neb Lane.

#### **E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

This Area is predominantly built-up. The King George Playing Field is a formal playground, comprising the only undeveloped areas of land.

#### **F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

The Defined Village boundaries extend along property boundaries and they have served to prevent sprawl. However, the A25 could form a definitive boundary along the northern edge of this part of Old Oxted. To the east, and separating this site from Oxted, is a significant change in land levels with land sloping upwards in an easterly direction. Its tree cover could also form a definitive boundary.

To the west the boundary is formed by the rear and side boundaries of properties, with King George's Field, abutting them. The western edge of this field slopes upwards with a belt of trees along the ridge and a line of trees along the northern side of the playing field. It is considered that this could form a definitive boundary.

#### **G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

To the north-east/east is the settlement of Oxted with the Green Belt boundary extending along the rear of built form on the western edge of The Haywain and along the western edge of West Hill Bank. These two areas are in very close proximity and the Green Belt to the west of the built-up part of the Area is considered to be essential in preventing the unrestricted sprawl of the large built-up area of Oxted and the further coalescence between Oxted and Old Oxted.

#### **H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

There is a mix of uses, comprising retail, public houses, a petrol station and predominantly residential use, which do not relate well to the purposes of including land within the Green Belt with the exception of the playing field.

#### **I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

The centre of this Area for Further Investigation includes the Oxted Conservation Area, which covers the High Street, part of Godstone Road and part of Beadles Lane. However the character of the Conservation Area is not open and it is considered that the Green Belt in this location does not serve to protect its setting or special character.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

The main development pressure has been from the change of use of commercial units to residential. Some limited additional housing has been permitted to the rear of the High Street and on Springfield, with historic applications outside the area of the Defined Village having been refused on Green Belt grounds.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

King George's Field provides a facility for outdoor sport and recreation. It would appear to be relatively well equipped. The Area is also close to the open countryside with easy access to it. No further opportunities have been identified.

**L: Using all the above information, what is the final conclusion?**

Old Oxted is a Defined Village in the Green Belt located in very close proximity to Oxted. It has a core of dense and tightly packed built form. Its density reduces beyond the historic core but remains of a relatively high density. The extent of the Defined Village when coupled with the density, concentration of built form and layout are such that it is not considered to exhibit the open character of the Green Belt. Beyond the boundaries of the Defined Village development becomes more sporadic and makes a limited contribution to the openness of the Green Belt. As such it is recommended that the Defined Village is considered further as part of the Green Belt Assessment in terms of whether or not it should be inset.



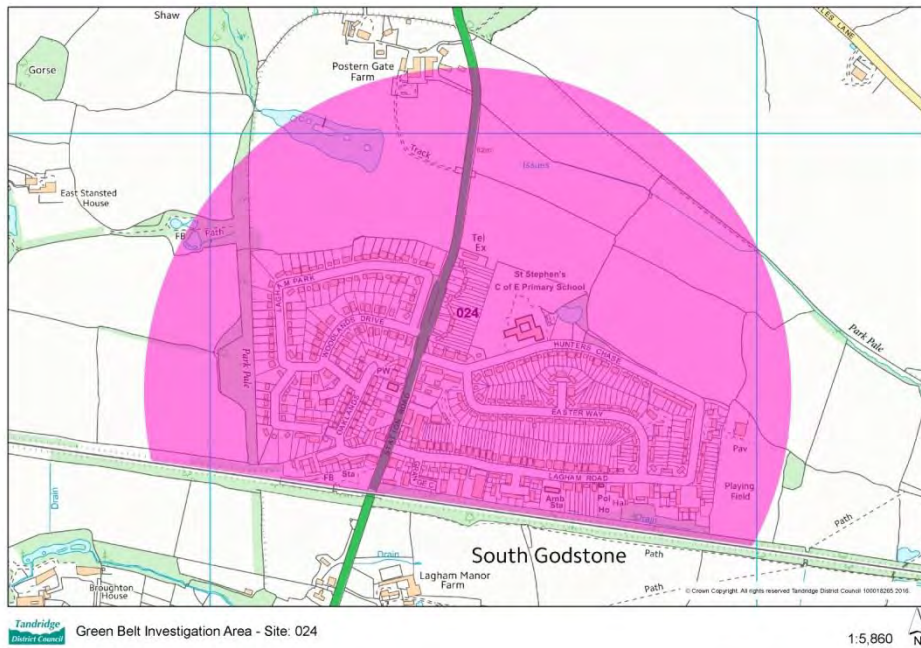
## GBA AREA FOR FURTHER INVESTIGATION NO:

024

### Description of Area for Further Investigation:

South Godstone comprises built form along the east and west side of the A22 as well as abutting the northern edge of a railway line. It predominantly contains residential dwellings, although commercial uses are located along the main road. Fields are located to the north and slope downwards in a northerly direction with Ancient Woodland to the west and fields beyond and a playing field on the eastern edge.

### A: Map of Area for Further Investigation



#### **B: Why was this selected as an Area for Further Investigation?**

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.

#### **C: Summary of Consultation Comments applicable to Area for Further Investigation**

The following issues have been raised that are applicable to the Area.

- South Godstone has not expanded. Almost all development since the 1950s has taken place within the defined village boundaries. The Green Belt around the village is visible from Hunters Chase but also from properties in Laghams Park which face directly onto it.
- This area is of stunning beauty and tranquillity and benefits a large number of people.
- The settlement boundary has also been an effective boundary.
- The village also continues past the railway or at least another mile to Anglefield Corner.
- Housing density is low and does not encroach on the surrounding countryside. There has not been substantial infilling inside the boundary as it has limited services and it has maintained its open nature.
- The fields to the south of the railway are not as picturesque as fields to the north and will further increase the sprawl of the village.
- South Godstone is a village, not a town. There are no shops that you would visit on a regular basis.
- South Godstone should not be referred to as semi-urban in Appendix D.

#### **D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

The majority of the Area is covered in built form, predominantly residential properties from the 1950s with smaller clusters of built form dating from the 1960s, 1970s and 1980s. A very limited amount of development appears to date from the 1990s. The village is set within open and undeveloped countryside, with properties to the east backing onto playing fields.

#### **E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

There is very limited undeveloped land within this Area for Further Investigation. The Defined Village in the Green Belt boundary is drawn tightly around the village, so that it excludes the informal and formal amenity/outdoor recreation ground along the northern edge of South Godstone. Beyond these boundaries land is predominantly undeveloped and comprises fields.

#### **F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

The strongest and most defensible of the boundaries is that comprising the railway line running along the southern edge of this Area. This is reinforced by the fact that it is embanked and tree lined. The western boundary of the Defined Village runs along the rear boundaries of residential gardens and abuts an area of woodland, which is designated as Ancient Woodland and supports this boundary.

To the north, the boundary runs along the rear boundary of the gardens along Laghams Park, whilst on the eastern side of the A22 it runs along the flank boundary of a non-residential single storey building and along the rear of residential gardens. Beyond the school, the boundary follows the northern edge of the road known as Hunters Chase before extending along the rear boundary of the gardens of those properties along the eastern side of South Godstone. This area of land abuts playing fields and the rear boundaries are on the top of an embanked area of land.

The boundaries have successfully served to contain the built form with only a sports building located beyond this boundary.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

The Area is a self-contained and cohesive Rural Settlement, which is isolated from and separate from other settlements, geographically and visually. Therefore it does not serve the purpose of preventing settlements from merging.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

The predominant use is residential with some non-residential uses including a petrol station, garage, retail, restaurant/public house. These do not relate well to the Green Belt purposes.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

There is no Conservation Area in this Area for Further Investigation.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

It is apparent that there has been development pressure from infill development. This area was previously categorised as a Green Belt Settlement, within which infilling and small scale redevelopment was acceptable.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

Given that this Area is predominantly built-up and provides residential dwellings, this Area is not considered to offer opportunities in line with paragraph 81. No opportunities have been identified.

**L: Using all the above information, what is the final conclusion?**

South Godstone is a Defined Village, which is largely built-up but contained. Within the village, the density, extent and layout of built form do not exhibit an open character and there is a clear change in character between the village and the open and undeveloped land surrounding it. In the light of this, the Defined Village is not considered to contribute to the openness of the surrounding Green Belt and is therefore recommended to be further considered through the Green Belt Assessment in terms of whether or not it should be inset.

## GBA AREA FOR FURTHER INVESTIGATION NO:

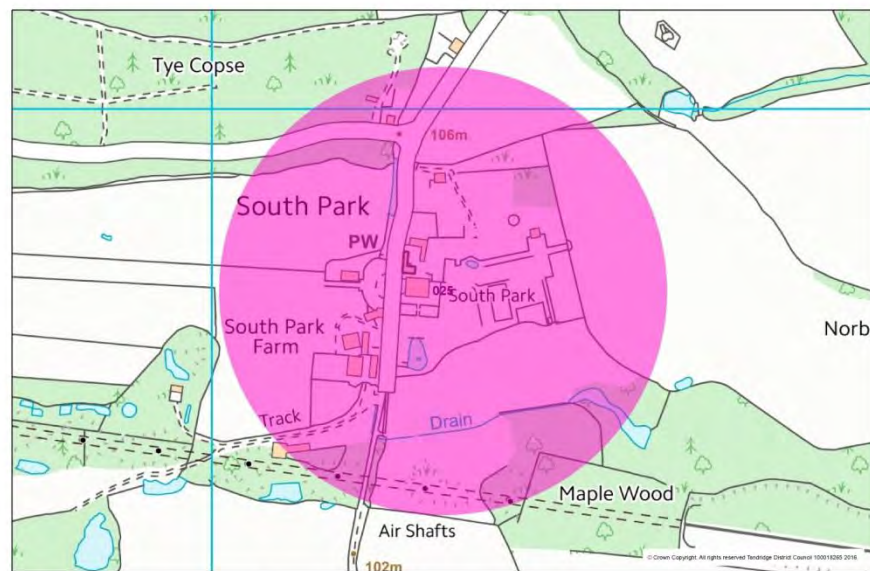
025 AND 026

### Description of Area for Further Investigation:

AFI 025: An isolated cluster of buildings to the south of Rabies Heath Road, which includes dwellings, a listed chapel and farm buildings. The site is bounded by fields with intermittent wooded areas, with changes to topography.

AFI 026: This Area covers Bletchingley and its Conservation Area. Bletchingley is a village which straddles the A25 and has a historic core that is now predominantly residential. However the village also includes a church, community facilities, public houses, and some other commercial premises, including shops and a post office. Numerous buildings within Bletchingley are listed. To the east and west of the historic core are clusters of development which date from the inter- and post-war periods which are primarily residential, with a school sited within the eastern cluster.

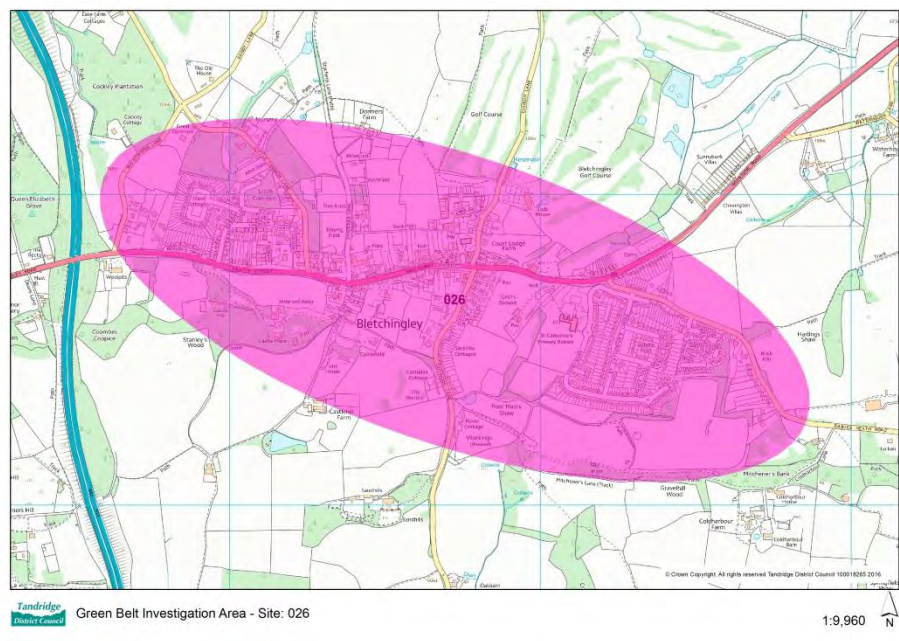
### A: Map of Area for Further Investigation



Tandridge District Council  
Green Belt Investigation Area - Site: 025

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**B: Why was this selected as an Area for Further Investigation?**

The South Park Conservation Area is in open countryside, surrounded by woodland and fields with no additional development present for some distance. 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. As such these Conservation Areas have been identified as Areas for Further Investigation. In addition, whilst the Green Belt Part 1 Report concluded that, in the main, this settlement is open due to the open spaces within it, this Area for Further Investigation has been expanded to include the entirety of the settlement to enable its review.

**C: Summary of Consultation Comments applicable to Area for Further Investigation:**

No comments have been received that are applicable to these Areas for Further Investigation.

**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

Within AFI 025 the Conservation Area is set around a cluster of buildings, including residential dwellings, a chapel and farm buildings. All of these buildings are sited within the Green Belt and bounded by countryside. Most of the buildings are historic, with a number of the farm buildings dating from the early 1900s.

Within AFI 026 the settlement, including its Conservation Area, includes notable levels of built form, with the historic core containing terraced built form and a higher density than that within the eastern and western clusters. It predominantly comprises residential dwellings, with those to the east and west dating mainly from the inter and post-war eras. In addition, within the Defined Village boundaries, it contains a church, school, community facilities and commercial uses e.g. public houses, as well as a limited number of shops which mainly extend along the High Street. The majority of the buildings within the Conservation Area are historic and a high number are designated as listed buildings. There are examples of more recent development within the Conservation Area. The setting of the built form is open countryside, comprising fields and woodland.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

AFI 025 comprises built form which is bounded by fields and wooded areas.

AFI 026 comprises notable levels of built form, with limited undeveloped land within aside from an area of grassed amenity land bounded by residential dwellings and Tilgate Common, a wooded area. The Conservation Area includes land which falls outside of the Defined Village boundaries, which appears to be less developed but which may fall within the residential curtilages of some properties. Land around the Defined Village, and land to the north and south of the Conservation Area, is undeveloped and includes tree and hedge lined fields, with recreation grounds to its east.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

Within AFI 025 the boundaries of the Conservation Area follow property boundaries as well as hedge lines. To the north and south of the historic core in AFI 026 are public footpaths, which could provide a definitive boundary that would be reinforced, in part, by embanked areas and walls. However the Defined Village boundaries, which are different in part from the Conservation Area boundaries, whilst they mainly follow property boundaries, also cut across curtilages. Even though this is the case it is apparent that they have prevented further sprawl.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

AFI 025 relates to an isolated rural hamlet, which is geographically and visually separate from other settlements. It does therefore not serve to prevent settlements from merging.

AFI 026: Land within the Defined Village boundaries does not serve to prevent settlements from merging however the land to the east of the Conservation Area is outside the Defined Village and it serves to prevent further coalescence with the cluster of built form to the east, which is part of the same settlement.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

AFI 025 contains a mix of uses including residential, agricultural (although the agricultural buildings do not appear to be in active use) and a private chapel. With the exception of the agricultural use, the uses within the Conservation Area do not relate well to the Green Belt purposes.

AFI 026 also includes a mix of uses predominantly comprising dwellings, with some commercial, educational and community uses, and these are not considered to relate well to the purposes of including within the Green Belt. Beyond the Defined Village boundaries land is used for a mixture of purposes including agriculture and outdoor sport and recreation and these relate well to the Green Belt purposes.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

The Conservation Area in AFI 025 is relatively small, it is set around a cluster of buildings and its boundaries include some of the farm buildings but also extend along property boundaries, hedges and walls. The Conservation Area boundary was drawn to take into account the single track country lane, its wide verges, the elongated pond and a line of poplars, South Park house and its grounds, the chapel and courtyard buildings in addition to two further cottages and the turn of the century farm buildings.

AFI 026 includes the Conservation Area of Bletchingley, a large village with a historic core centred on a former market place. The Conservation Area appraisal notes that beyond the historic core the village has extended to the east and west as a result of post and inter-war housing development, but that the tight linear form of the historic core still endures. Its Defined Village in the Green Belt boundaries prevent further outward expansion into the countryside. The appraisal notes that if it had thrived and expanded as a town, the strong linear form still visible would probably have been undermined or destroyed through redevelopment and expansion. It is noted that its designation encompassed the buildings and roads adjoining the High Street but also the long rear gardens on the north side and the grounds of Bletchingley House and adjoining open land to the south. Furthermore, to the north and south the boundaries follow long established paths that divide the village from the countryside.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

Whilst there is no apparent pressure from development within AFI 025 there is evidence of some pressure from development in AFI 026, including infilling and the redevelopment of the hospital, although this is outside of the Conservation Area. However this Area was previously a Green Belt Settlement, within which small scale development or infilling was permitted.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

AFI 025: This Area includes a bridleway which cuts through the centre of the Conservation Area, but the land to either side is private. No further opportunities have been identified.

AFI 026: Most of this Area comprises privately owned properties; however there are public rights of way around the Conservation Area and to the open countryside. In addition this Area includes common land which also provides public benefits. No further opportunities have been identified.

**L: Using all the above information, what is the final conclusion?**

AFI 025 includes development within the countryside, albeit at a reasonably small scale and clearly historic, and the Green Belt has served to safeguard the countryside from encroachment. It is a rural hamlet bounded by fields and countryside and it is considered that it effectively serves the purpose of preserving the setting and special character of this Conservation Area. Additional protection and/or enhancement have been considered but it has been concluded that no stronger protection is either necessary or possible. Overall, it is concluded that AFI 025 should not be considered further through the Green Belt Assessment for boundary change.

Within AFI 026, there has been a two-fold assessment with a two-fold conclusion. This is because the Area contains a settlement within part of which is a Conservation Area.

1. The three clusters of development which form Bletchingley and which are contained within the Defined Village boundaries comprise notable concentrations of development. As a result of the overall extent of the Defined Village, its layout, density and the amount of built form, it has been concluded that it does not have an open character and as such those parts of the village contained within the Defined Village boundaries do not contribute to the openness of the Green Belt. As a consequence it is recommended that the Defined Village is considered further as part of the Green Belt Assessment in terms of whether or not it should be inset.
2. However, it has been concluded that the Defined Village boundaries have served to protect the setting and special character of the Conservation Area, which the appraisal identifies as being a tight linear core with the boundaries preventing further outward expansion and thus have prevented the further sprawl of the village, the merging of different parts of the settlement and encroachment upon the countryside. The Green Belt beyond these boundaries is therefore considered to serve the purposes effectively and whilst additional protection has been considered, it has been concluded that no stronger protection is either necessary or possible. In conclusion it is not recommended that it be considered further as part of the Green Belt assessment in relation to boundary changes.

## GBA AREA FOR FURTHER INVESTIGATION NO:

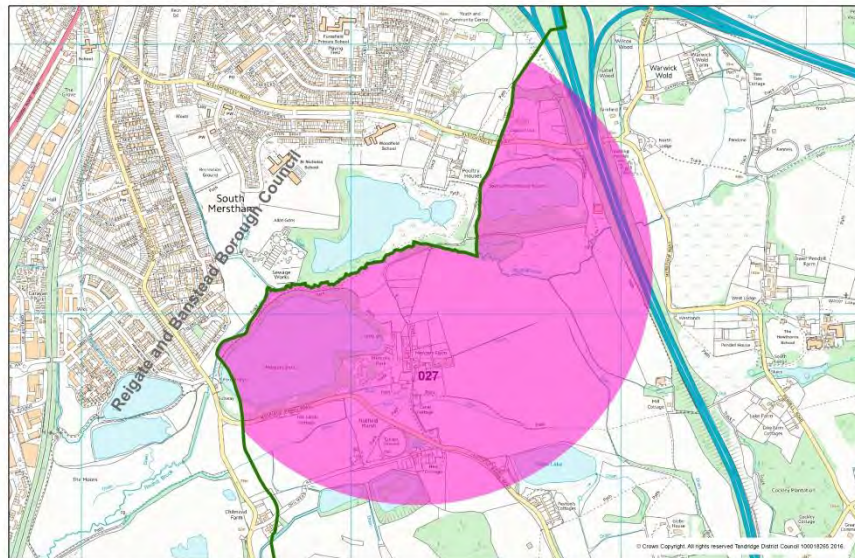
027 AND 028

### Description of Area for Further Investigation:

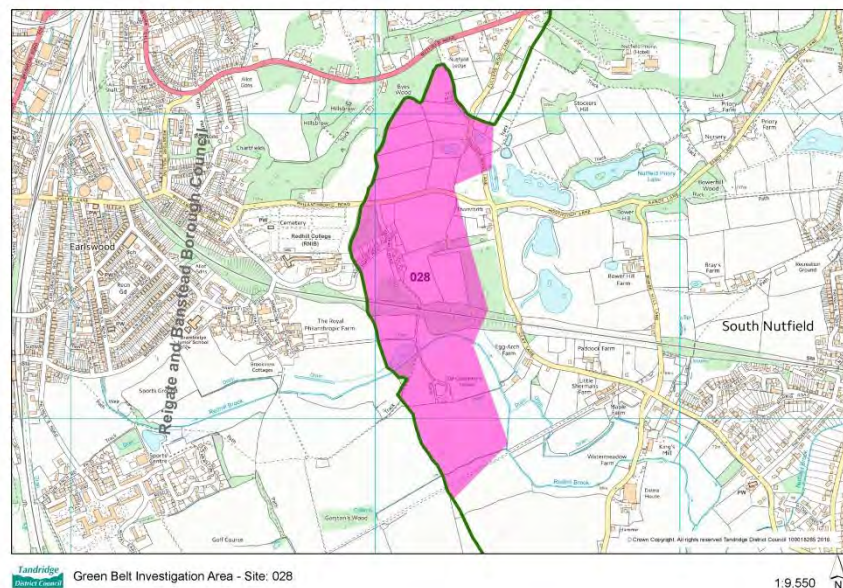
AFI 027 is located to the west of the M23 and abuts the administrative boundary with South Merstham in Reigate and Banstead Borough. This Area includes fields, open common land and two large lakes. Within this Area are scattered residential dwellings, with a public house and a cricket pavilion. Land abutting that within this District similarly includes a lake as well as residential development.

AFI 028 is located to the south of the A25 and abuts the western boundary of the District. It is cut through by a railway line and predominantly comprises fields which are tree and hedge lined. Immediately adjacent to the boundary is a cluster of semi-detached dwellings as well as other isolated dwellings within the wider area. It abuts the adjoining authority's boundary. Land within that Borough comprises fields, a cemetery and a site known as the RNIB, which is currently being re-developed.

### A: Map of Area for Further Investigation







### B: Why was this selected as an Area for Further investigation?

The strategic assessment in GBA Part 1 made it clear that there are some large settlements which are just outside the district such as Redhill, Merstham and South Merstham. The Green Belt within Tandridge District to the western edge of this strategic area has an important role to prevent the sprawl of these settlements creeping into the Tandridge District. This is applicable to South Merstham and Redhill, which both come up to the District boundary. As such the Green Belt in this location serves this purpose effectively but should be explored further to understand further whether it is the Green Belt designation that restricts development.

### C: Summary of Consultation Comments applicable to Area for Further Investigation

AFI 027: No comments have been received that are applicable to this Area for Further Investigation.

AFI 028: No comments have been received that are applicable to this Area for Further Investigation.

### D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?

AFI 027 includes scattered residential dwellings, a public house and a cricket pavilion. Many of the residential dwellings are historic and pre-date the Green Belt. The public house is similarly a historic building whilst the cricket pavilion is of more recent construction. There are some dwellings which form part of Mercer's Farm and are recently converted farm buildings.

AFI 028 includes built form in the form of residential dwellings, a number of which appear to be related to the RNIB site which straddles the District boundary. These date from the mid to late 1960s.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

Both AFI 027 and AFI 028 are predominantly undeveloped comprising fields, some of which are in active agricultural use. In addition, there is open common land in AFI 027, which includes a cricket square and the two lakes. One of these is a nature reserve and the other is used for outdoor sport and recreation.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

The boundaries of both Areas follow the administrative boundary. AFI 027 skirts around and between the lakes and along, in part, public footpaths and hedge lines. It is not always clear or definitive. However it is evident, from the contrasting character of the land and development within this District, and that found in the neighbouring borough, that the boundary has prevented sprawl and contained existing development.

The boundary of AFI 028 follows in part the edge of a wooded area and field lines, but is mostly indistinct. However, aside from the development relating to the RNIB site, it has successfully prevented sprawl from the built-up area in the adjoining borough into this District.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

Within AFI 027 there are isolated clusters of dwellings, forming a small hamlet, and the Green Belt has served to prevent the settlement of South Merstham from sprawling and thus merging with the small settlement of dwellings within this District.

There are no settlements within AFI 028 and the distance from the nearest settlement is such that there is no visual coalescence.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

Within AFI 027 there is a mixture of uses, including residential which does not relate well to the purposes of including land in the Green Belt. The agricultural uses and use of the land as common land, for the grazing of horses and for outdoor sport and recreation purposes, such as the cricket ground and lake, relate well to the purposes of including land in the Green Belt, retaining a predominantly open and undeveloped appearance.

AFI 028 includes a limited number of residential dwellings. This use is not considered to relate well to the purposes of including land in the Green Belt. The Area also includes agricultural uses, as well as use for the grazing of horses and a site used for outdoor sport (e.g. assault course), and these relate well to the purposes of including land in the Green Belt, retaining a predominantly open and undeveloped appearance.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

There are no Conservation Areas within these Areas for Further Investigation.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

Visually the only apparent pressure for development within AFI 027 appears to have arisen in relation to the conversion of farm buildings to residential properties and the provision of a cricket pavilion in 1990, which replaced the existing structure which pre-dated the Green Belt. Around Mercers Farm there has been re-development, including the replacement of a building providing two dwellings with a building providing 5-dwellings but of the same size and format of a previously

approved scheme for that building's extension and conversion to five dwellings. Permission was granted for the use of redundant farm buildings into seven residential units in the late 1990s.

There is very limited evidence on the ground of development pressure within AFI 028 aside from the RNIB site, which is currently hoarded and the built form previously present has been demolished. This was the subject of an application for a substantial building in 2003 which was accepted on the grounds that it had a smaller footprint and floor area and was more visually appealing than the buildings it was replacing. However of more pertinence is the recent permission for the comprehensive re-development of the site, including the erection of 102 dwellings, with 25 for those who are blind or partially sighted and the remaining 77 being sold on the open market. In addition it includes a building with B1, D2 and D3 uses. Those within this district comprise 24 open-market dwellings and 12 flats providing RNIB accommodation (TA/2014/1597). Whilst accepted as Previously Developed Land, it was concluded that the part of the proposal falling within this district would have a greater impact upon openness, with more built form and greater spread. Very special circumstances were considered to be present in the form of the need for housing provision for people with sight impairment and other disabilities and lack of alternative sites.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

Area 027 includes common land and public rights of way, and as such provides public benefits in line with paragraph 81. Area 028 is predominantly privately owned with some public rights of way.

**L: Using all the above information, what is the final conclusion?**

Within Area 027 it is considered that the Green Belt has served to prevent the built-up area within the adjoining borough from merging with that contained within this District. Furthermore, it serves the purpose of preventing sprawl from built-up areas in the adjoining authority and has served this purpose successfully. In addition, it has successfully served the role of safeguarding the countryside from encroachment with limited development present within this Area, most of which pre-dates the designation as the Green Belt or replaces pre-existing development. Moreover, given the character and appearance of this Area as well as the scale of development within it, the Area has retained an open and undeveloped appearance, supporting the fundamental characteristic of the Green Belt.

Within Area 028 along Eastfield Road is a short stretch of semi-detached dwellings, which represent encroachment upon the countryside, although it appears to pre-date the Green Belt. This Area is otherwise largely open and undeveloped and has the character and appearance of countryside. Whilst much of the land within the Borough of Reigate and Banstead is not developed where it meets the boundary, there are instances of development that have extended up to, and in the case of the RNIB, straddle the boundary. It is considered that the Green Belt in this location has therefore prevented the sprawl of built up areas, but given its relationship with other settlements, does not prevent settlements from merging. It is countryside by definition as well as in character and appearance and it is considered that the Green Belt in this location has served to prevent further encroachment upon the countryside.

Additional protection has been considered in relation to both Areas but it has been concluded that no stronger protection is either necessary or possible and that they should be excluded from further consideration as part of the Green Belt Assessment.

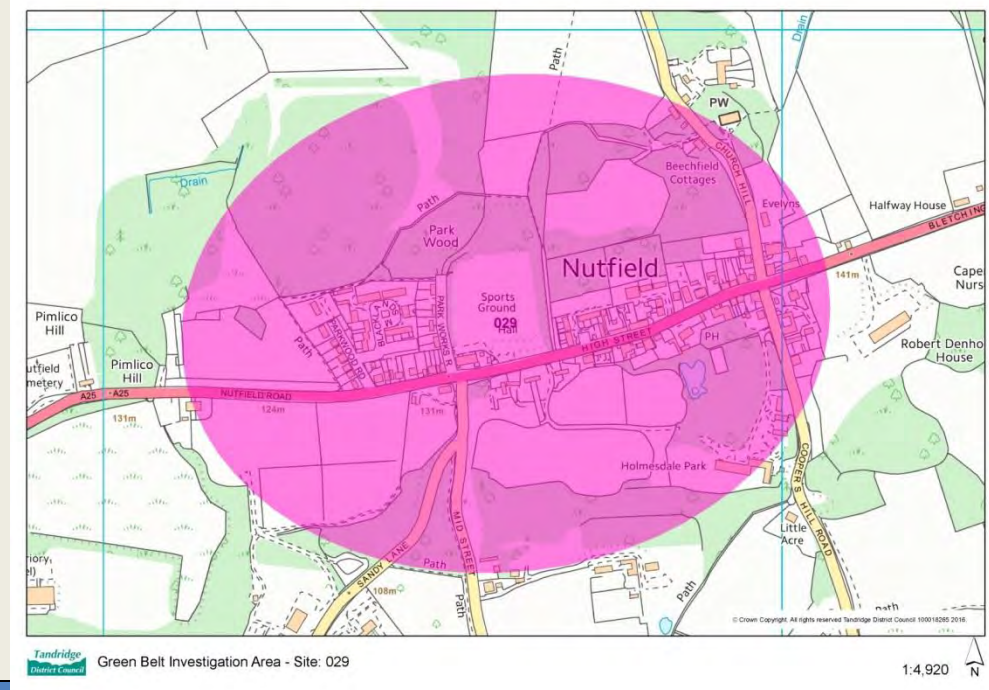
## GBA AREA FOR FURTHER INVESTIGATION NO:

029

### Description of Area for Further Investigation:

Nutfield is a village in the Green Belt, which straddles the A25. It is predominantly residential with some commercial uses spread throughout the village, including a public house, car wash, veterinary clinic, carpet shop etc. The majority of built form fronts the highway, whilst to the far west and separated by a recreation ground is a further cluster of built form.

### A: Map of Area for Further Investigation



### B. Why was this selected as an Area for Further Investigation?

The settlements of Nutfield have a range of different residential properties within them and some community facilities, however, the settlements as a whole are cumulatively quite large. As such it has an impact on the openness of the Green Belt and encroaches on the countryside. Therefore, it has been identified as an Area for Further Investigation.

### C: Summary of Consultation Comments applicable to Area for Further Investigation

The majority of development in Nutfield pre-dates the Green Belt designation.

### D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?

The majority of built form is residential, including conversions from commercial properties, and are located along the High Street. The historic core of buildings fronts the High Street and displays a variety of ages. The High Street includes a number of more recent schemes. To the west is a small residential estate sited behind Victorian villas.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

Very limited land within the village is undeveloped, aside from the open recreation land at its western end. Land around the village is open and undeveloped, comprising fields and wooded areas.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

There are no clear or defensible boundaries, which bound the entirety of the village. Public rights of way could provide partial boundaries whilst property boundaries could also serve as definitive boundaries.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

Land within the village is not considered to serve this purpose. However, land around the village has prevented it from sprawling and thus merging with surrounding settlements, such as Bletchingley.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

The main uses are residential and commercial. It is considered that, aside from the outdoor recreation space and the surrounding fields/wooded areas, the uses within the village do not relate well to the purposes of including land in the Green Belt.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

There are no Conservation Areas within this Area for Further Investigation.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

In the 1970s a residential scheme was permitted by Godstone Rural District Council. No reports detailing the justification for this proposal exist (GOR/7895- B) and this post-dates its designation as Green Belt. Nutfield has also been the subject of a couple of applications for small cul-de-sacs, which date from the 1980s (87/882) and 2000s, with the latter permitted as appropriate development as it comprised infill development within a Green Belt Settlement (TA/2000/1001) and a block of flats dating from the early 1960s. No records exist as to the justification for that scheme. In 2014 it was determined that it should no longer be a settlement within which infilling was acceptable.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

There are some public rights of way around or extending out from the village. It includes a sports field/ground and provides public benefits in line with paragraph 81.

**L: Using all the above information, what is the final conclusion?**

This Area is a relatively small village in the Green Belt, although not a Defined Village. Its layout comprises development to either side of the A25, some of which is in depth. Whilst the village is relatively small, the layout and density of built form along the A25 (extending between the development on the west side of Parkwood Road to the east of Church Hill and Cooper's Hill Lane) results in a contained effect and as such it does not have an open character. Development becomes more spacious and sporadic with a lower density beyond this and these elements do contribute to the openness of the surrounding Green Belt. In light of this, it is recommended that Nutfield is further considered through the Green Belt Assessment in terms of whether or not it should be inset.

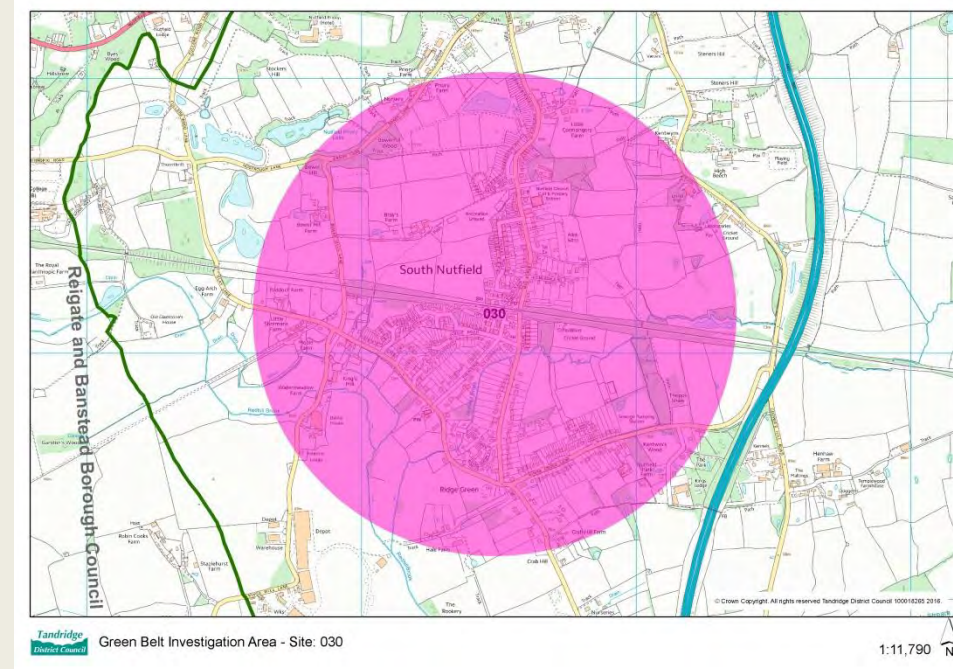
## GBA AREA FOR FURTHER INVESTIGATION NO:

030

### Description of Area for Further Investigation:

South Nutfield is located to the south of, and at a lower level than, Nutfield. It is bisected by the Redhill to Tonbridge railway line. The layout of the village centres primarily on a north/south axis with development fronting or leading off Mid Street. The historic core is Victorian with areas of dense development. Development to the south of the railway line is more spread out and extends down to Kings Cross Lane. The majority of built form is residential, but the settlement also includes a school, parish hall, church, public house and some commercial uses. Land around the village comprises tree and hedge lined fields. Some of this land provides leisure uses, such as cricket ground and recreation ground.

### A: Map of Area for Further Investigation



**B: Why was this selected as an Area for Further Investigation?**

It is not considered that South Nutfield has an open character – openness is reduced within the settlement boundary by the presence of development. Given that the area around the village contains mostly open fields and paddocks free from development, this contrast is also more noticeable. Due to the concentration of development in the settlement, this settlement has been identified for further investigation.

**C: Summary of Consultation Comments applicable to Area for Further Investigation**

The majority of development in South Nutfield pre-dates the Green Belt designation.

**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

Built form is predominantly residential and of varying ages. Large areas of the village include built form dating from the 1950s and 1960s with smaller areas of more recent development evident. All of the built form is located within the Green Belt and within the Defined Village boundaries. Built form beyond the Defined Village boundaries is generally historic, more sporadic and less dense.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

There is very limited undeveloped land within the Defined Village boundary, but beyond the boundary the village is bounded by fields, many of which do not appear to have an active agricultural use or are used for the grazing of horses. Open land abutting the village includes a recreation ground, cricket grounds, school playing fields, allotments and Jubilee grounds.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

The Defined Village boundary primarily follows the rear boundaries of properties within the village. It includes built form along Kings Cross Lane, mainly to its northern side, however some fronts this road along its southern side. Kings Cross Lane, whilst there is some built form to the south, serves to define the southern edge of the settlement. Built form to the south of this road primarily pre-dates the Green Belt designation and as such the boundary has served to prevent sprawl.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

The nearest settlement is Nutfield which is raised above South Nutfield with partially wooded hillsides, providing physical and visual separation. Although reasonably close to each other, these two areas are visually and physically distinct. The land between these two settlements serves to prevent these settlements from merging.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

The main use of the land within the Defined Village boundaries is residential with a mixture of other uses such as retail, assembly and leisure, drinking establishments and non-residential institutions. The majority of these uses do not relate well to the purposes of including land in the Green Belt. However those associated with outdoor sport and recreation are considered to be appropriate in policy terms and relate well to the purposes and help to maintain openness. In addition, agricultural land use within the Area is considered to relate well to the purposes.



**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

There are no Conservation Areas within this Area for Further Investigation.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

Whilst it is apparent that there has been development within the village, the village has been historically defined as a Green Belt Settlement and infill or small scale development has been considered acceptable.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

There are public rights of way, which lead from the village out to the open countryside beyond. In addition, there are areas of land which provide outdoor recreation facilities, such as the recreation ground.

**L: Using all the above information, what is the final conclusion?**

This is a large village, which has been designated as a Defined Village in the Green Belt. Whilst it is Rural Settlement, it includes a notable amount of development, some of which is high density terraced housing and it extends over a wide area. It does not have an open character and within the Defined Village boundaries does not contribute to the openness of the Green Belt. In light of this, it is recommended that South Nutfield is considered further in Part 3 of the Green Belt Assessment in terms of whether or not it should be inset.

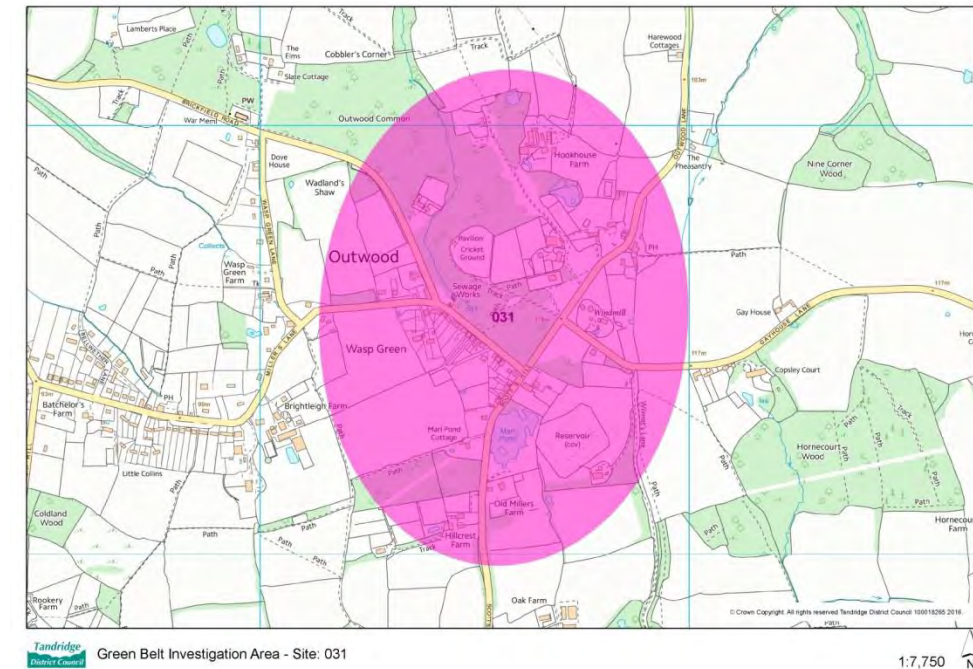
## GBA AREA FOR FURTHER INVESTIGATION NO:

031

### Description of Area for Further Investigation:

This Area comprises a dispersed settlement, which is open at its core, where it is centred on the windmill and common, which is divided by the main road. The Area includes extensive wooded areas and fields. Development immediately around this area comprises scattered built form, with a line of denser development along Millers Lane and a cluster extending along Scotts Hill.

### A: Map of Area for Further Investigation



### B: Why was this selected as an Area for Further Investigation?

The setting for the Outwood Conservation Area comprises open countryside and woodland, which the Green Belt is considered to provide. As such, the Green Belt in this location is effective at serving this purpose. As such this area has been identified for further investigation.

### C: Summary of Consultation Comments applicable to Area for Further Investigation

No comments have been received that are applicable to this Area for Further Investigation.

### D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?

There is built form, predominantly comprising residential dwellings, which are mostly historic and scattered around the common area with higher density development along Millers Lane and part of Scotts Hill. In addition the built form includes a garage, a pavilion, a farm and the windmill. It is set amongst common land, woodland and fields.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

The Area is predominantly undeveloped, comprising the common, areas of woodland and fields.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

No definitive boundaries could be identified (although the Conservation Area has boundaries for administrative purposes.)

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

There is a relatively built-up area to the west of this Area for Further Investigation, which forms part of the same settlement. However, the land around the Area and the Conservation Area prevents these built-up areas from merging.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

There is a mixture of uses, including agricultural, grazing for horses and outdoor sport and recreation, which are considered to relate well to the purposes of including land in the Green Belt. The other uses, which comprise residential and commercial, are not considered to relate well to the purposes.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

This Area for Further Investigation relates to a Conservation Area, which is reasonably extensive and is centred on the common and the windmill. The Conservation Area boundaries extend along field and property boundaries. It is set amongst fields and woodland.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

The main area of development pressure has been around Lloyd Hall, which has recently been replaced. It was acknowledged that the replacement was larger than that which it was replacing but its importance as a community facility, the acknowledged structural deficiencies of the existing building and the demonstrable need for a larger size were considered to constitute the requisite very special circumstances (TA/2014/333). To the south of the Conservation Area, permission was granted in the early 1990s for a new dwelling and livestock buildings but based on the very special circumstances of need based on the livestock requiring round the clock care (TA/93/535).

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

The Area includes common land and a number of public rights of way, and as such provides public benefits in line with paragraph 81.

**L: Using all the above information, what is the final conclusion?**

Given the siting of the Conservation Area, the Area for Further Investigation ensures the setting and special character is preserved, including the open character at its centre. It is in an area defined as countryside, and whilst it includes built form, the setting and land within it are predominantly open and undeveloped. The built form is historic, mostly low density and sporadic; and it is considered that the Green Belt assists in safeguarding the countryside from encroachment. Additional protection has been considered but it has been concluded that no stronger protection is either necessary or possible. On this basis, it is recommended that this Area for Further Investigation is excluded from further consideration as part of the Green Belt Assessment in terms of boundary change.

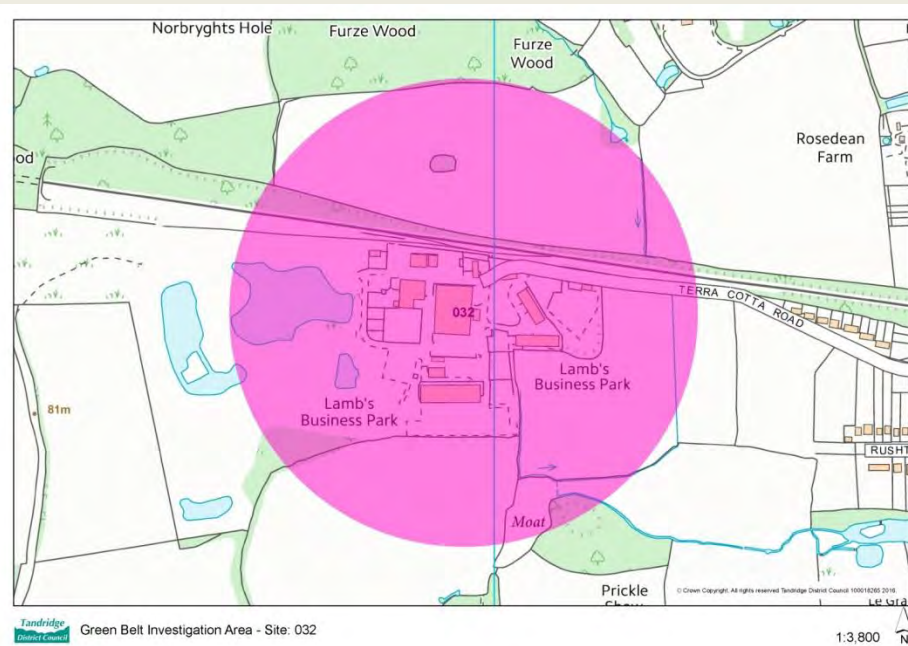
## GBA AREA FOR FURTHER INVESTIGATION NO:

032

### Description of Area for Further Investigation:

This is a business park located to the west of Tilburstow Hill Road and identified as a Strategic Employment Site. It comprises two distinct parts. To the east is notable built form, including a single dwelling house and large areas of hardstanding. To the western side, outside the Strategic Employment Site, it comprises land which has been quarried, with soft amenity areas to its south. The northern edge of the site includes a railway line, beyond which are fields which slope upwards in a northerly direction. The boundaries are predominantly defined by trees and there is downward slope in a southerly direction.

### A: Map of Area for Further Investigation



### B: Why was this selected as an Area for Further Investigation?

The concentration of development at Lamb's Business Park encroaches 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.

### C: Summary of Consultation Comments applicable to Area for Further Investigation

A number of responses have been received that are applicable to this Area. The following issues were raised.

- Serves no green belt purpose.
- Established brownfield site. Longstanding employment site. Does not nor is benefited by the Green Belt.
- Former quarry would meet purposes but only one, partially, as its historic use and current planning designations mean that it cannot be considered

countryside in fullest sense.

- Can be subdivided into two areas; East and West. East comprises range of buildings, with distinct differences in terms of age and quality. West comprises a quarry, which makes a negative contribution to the purposes.
- Area includes a significant slope (from north-west to south). Is bounded by railway line to north, open countryside to south, woodland and open countryside to west, fields and residential premises to east.
- Well screened by boundary hedges and trees.
- AGLV to north, with SNCl to north and west and Psnci to the south and areas of high archaeological potential to the south-west.
- Employment sites that do not contribute to many or any of the purposes, should be released to ensure they maximise their potential and play a full and proper role in meeting need and demand for employment space.
- Purpose 1 –most sensitive areas in relation to purpose 1 are to the north. It is not a large built-up area however its boundaries are clearly defined by built development, and natural features. Land uses pre-date the original Green Belt designation. The area makes no contribution to purpose 1.
- Purpose 2 – intervening Green Belt prevents coalescence with South Godstone (the closest settlement), Crowhurst Lane End, Blindley Heath, Horne, Outwood, South Nutfield, Redhill, Nutfield, Bletchingley, Godstone and Tandridge, with defined boundaries and physical features (railway line, M23) in each direction.
- Purpose 3 – the Park, its infrastructure and the railway line provide a significant amount of built development within the Green Belt. In the eastern area it predates the first Green Belt designation. The boundary has not altered since the designation however its planning status as a Major Developed Site provided the opportunity it to adapt in a limited manner.
- Natural features provide considerable screening meaning there is only one visual receptor from which there would be a moderate significant impact.
- Purpose 4 – nearest Conservation Area (South Park Conservation Area) located approximately 340m to the north. Development would have no impact on its setting. Accordingly, the extension proposed would not make any contribution to this purpose.
- Purpose 5 – the wider designation of the Green Belt will have undoubtedly assisted in promoting the re-use of previously developed land, it has, in the case of this area, assisted in preventing the business from utilising its full potential for accommodating commercial development.
- The western section cannot be considered previously developed land, whilst the historic and current uses on the site mean that it offers limited value as an area of the countryside.

**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

The Area for Further Investigation includes a range of buildings used for commercial purposes and ranging in age, size and style, as well as hard standing. The built-up areas of the site are bound by countryside.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

The eastern section of the site is predominantly developed and contains no undeveloped areas. The western section comprises some soft landscaped areas as well as the quarried areas.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

Along the northern side of the site is a railway line, which could serve to prevent development from spreading to the north. Along the Area's western boundary is a line of trees, which are located on an embanked area and could serve to prevent sprawl. The remainder is along the site's boundaries, which are predominantly tree lined. So far development has been contained within the site's boundaries.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

Given the siting, scale and use of the site, it is not considered to serve the purpose of preventing settlements or built-up areas from merging.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

The current use of the land within the Strategic Employment Site is a mix of commercial purposes, including outdoor storage. It is one of two large employment sites in the District with a quarry located on the western edge of the site outside the boundaries of the strategic employment designation. The site has a highly developed appearance. It is considered that the current employment use does not relate well to the purposes of including land in the Green Belt.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

There is no Conservation Area within this Area for Further Investigation. The nearest Conservation Area is South Park to the north-west, which is separated from this site by intervening land, topography and wooded areas.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

This site was historically classified as a Major Developed Site (2001 onwards) and operated from 1900 until 2001 as brickworks, with other commercial uses also operating from this site. It has clearly been subject to development pressure. Its previous designation as a Major Developed Site allowed for infilling and partial redevelopment subject to certain criteria, including ensuring regard to the openness of the Green Belt. Against these policy tests much of the development that has been permitted has constituted appropriate development. Whilst no longer designated as a Major Developed Site, it is a Strategic Employment Site and Previously Developed Land, where development is permissible subject to certain criteria.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

This is a privately owned site used for commercial purposes and as such does not provide any public benefits.

**L: Using all the above information, what is the final conclusion?**

Overall, it is concluded that the Area does not serve the purposes of including land within the Green Belt, given its siting, the scale of development and existing employment use. Whilst the Area for Further Investigation is located within the countryside, the Business Park is a Strategic Employment Site with a quarry located on the western edge of the site outside the boundaries of the strategic employment designation, and as such is not considered to safeguard the countryside from encroachment. Its highly developed appearance compromises the open character of the Green Belt in this location. Although the site is self-contained and has limited visual impact, it is considered that it should be considered further as part of the Green Belt Assessment in terms of whether or not exceptional circumstances exist.

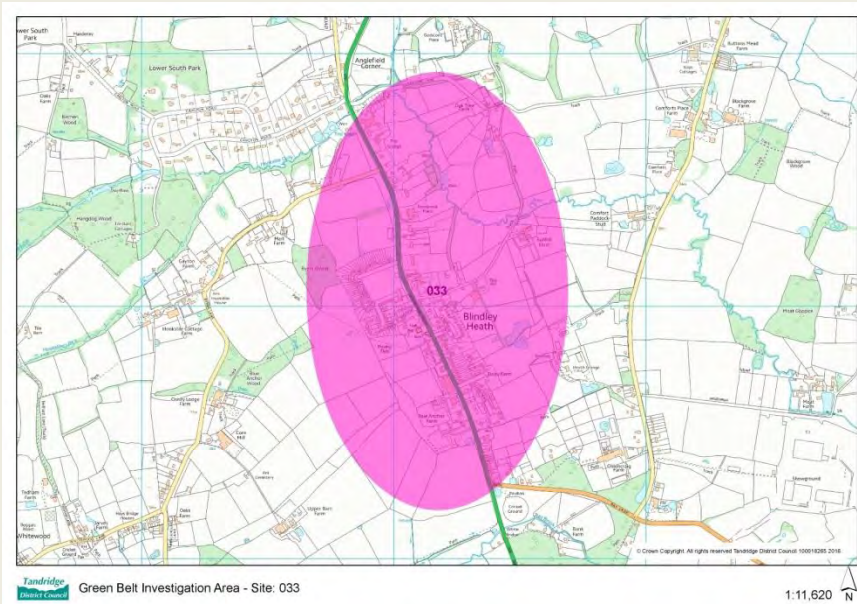
## GBA AREA FOR FURTHER INVESTIGATION NO:

033

### Description of Area for Further Investigation:

This Area for Further Investigation relates to Blindley Heath, a Defined Village in the Green Belt, which straddles the A22. Built form fronts the highway, is mainly historic, and includes a mixture of residential and non-residential uses, with built form in depth throughout the settlement. Beyond the settlement boundaries, the village is bounded by fields with some intermittent wooded areas.

### A: Map of Area for Further Investigation



### B: Why was this selected as an Area for Further Investigation?

The ribbon development in Blindley Heath creates large concentrations of development and as such encroaches on the countryside. 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.



**C: Summary of Consultation Comments applicable to Area for Further Investigation**

There has been no encroachment of the countryside in Blindley Heath for at least the last 30 years.

Ribbon development does not make for a large concentration. The clearly defined woodland, roads and tree belts at Blue Anchor Farm could provide clear defensible boundaries for the Green Belt creating a boundary which would prevent urban sprawl and encroachment.

There is no Conservation Area in Blindley Heath or in the vicinity of it, thus the Green Belt does not support setting or special character of any historic towns.

Park homes should not be identified as concentration of development.

Purpose 1 Whilst there has been some change in the parcel, the boundaries of the built-up area of Blindley Heath is contained and as such has been effective in preventing urban sprawl.

Purpose 2 The distance between Blindley Heath and Smallfield is so significant that it is unlikely that they would be at risk of merging. The parcel is therefore considered to play no role in serving this purpose.

Purpose 3 – 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. The settlement has remained relatively small, however, infilling has occurred over the years. 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.

Purpose 4 – There are no Conservation Areas within or adjacent to this parcel so it is not considered to serve this purpose.

**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

The predominant built form is in the form of residential dwellings. At the core, it includes Victorian buildings. In addition, Blindley Heath includes a listed public house, a petrol station and Systems House, with a further commercial building to its south. Most of the historic built form fronts the highway, although there are cul-de-sacs and development in depth. Its setting is that of fields and intermittent woodland.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

Within the boundaries of the Defined Village there are very limited undeveloped areas of land. However, around the Defined Village fields and wooded areas can be found with some more isolated dwellings and the cricket ground to the south.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

The boundary of the Defined Village, which predominantly follows the rear or side boundaries of built form, has prevented development from sprawling into the countryside.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

Beyond the Defined Village boundaries are examples of ribbon development, particularly to the north. Beyond that and on the opposite side of the A22 is an area of built-form (Carlton Road), which is divorced from the main settlement. It is the land beyond the Defined Village boundaries which ensures this settlement does not sprawl further and does not merge with the nearest settlements or areas of built form.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

The predominant use of land within Blindley Heath is residential, but it also includes non-residential uses including a public house/restaurant, some commercial units, a church and nursery school. The majority of uses within the village do not relate well to the purposes of including land in the Green Belt.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

There is no Conservation Area within this Area for Further Investigation.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

The most recent development pressure has resulted in development at Cottenhams, which provides a denser level of residential development than previously existed on this site. This was permitted at a time when Blindley Heath was defined as a Green Belt Settlement, within which infilling, redevelopment and small scale redevelopment was permissible subject to its satisfying certain criteria (TA/2009/1516). However the majority of the built form pre-dates the designation of this village as Green Belt in 1974.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

The village is crossed by public rights of way, and includes some areas of land, both within the Defined Village boundary and outside which are used for formal and informal outdoor sports and recreation purposes. As such the area provides some public benefits.

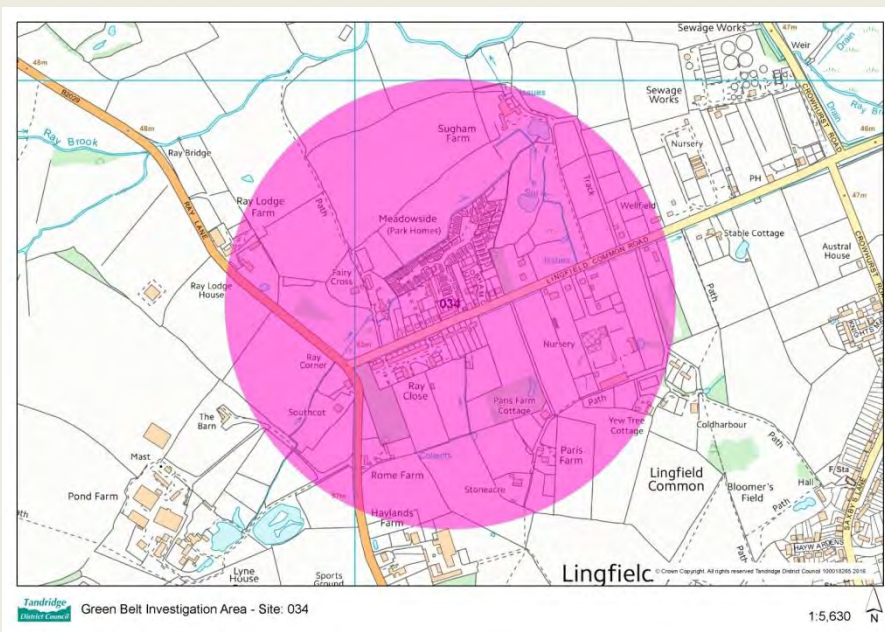
**L: Using all the above information, what is the final conclusion?**

This is a large village, part of which comprises a Defined Village in the Green Belt. Whilst it is a Rural Settlement, it extends along a relatively long length of the A22, with built form in depth and of relatively high densities. The layout, extent and density of built form contained within the Defined Village boundaries do not exhibit an open character. Development beyond these boundaries becomes more sporadic and less dense with fields and open and undeveloped land becoming more of a feature. In light of this, it is recommended that the Defined Village is considered further as part of the Green Belt Assessment in terms of whether or not it should be inset.

## Description of Area for Further Investigation

This Area straddles Lingfield Common Road with a concentration of built form at its western end, including development in depth. This area includes a mobile home park, which is sited to the north of Lingfield Common Road. Beyond this more concentrated cluster is less dense development, mainly ribbon style. The main use is residential with the exception of the public house, and includes grazing. Land to the north and south predominantly comprises fields.

## A: Map of Area for Further Investigation



## B: Why was this selected as an Area for Further Investigation?

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 both sides of the road. As such, this has been identified as an Area for Further Investigation.

## C: Summary of Consultation Comments applicable to Area for Further Investigation

The importance of the strategic gap between Lingfield and Blindley Heath should not be underplayed. The distance between the built-up edges of these settlements is little over 1.5 kilometres. Any development at the edges of either settlement boundary would therefore result in a small, but not insignificant diminution, of the strategic gap between the two settlements. GBA 036 is mostly open countryside, and contains two nature reserves. In relation to fourth purpose of the Green Belt, the assessment should properly and comprehensively include other listed buildings within Lingfield that make a substantial contribution to the special character of historic Lingfield, but lie outside of the designated Conservation Area. For instance there are three listed buildings (The Old House, The Thatched Cottage and Porters Hall) that mark the entrance to Lingfield, to the north, and are on the settlement boundary of the Green Belt.

Specifically in Lingfield this is there to maintain division between it and Dormansland, Blindley Heath, Newchapel and more particularly to maintain the separation of Lingfield Common (Road) which has historic links back to the time of the Enclosures and which are still evident today.

Development creep on the east side of Godstone Road (beyond Wallis Garden Machinery site) into the Green Belt is to be particularly resisted as it poses a large bulge beyond the village boundary and takes it preciously close to what was common land.

The park homes are identified as a concentration of development. By nature there are temporary and impose less bulk than buildings. Most of the development along the road is Victorian or similar, other than the allowed development under previous policies.

**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

The predominant type of built form is made up of residential dwellings, but the area also includes a mobile home park with static mobile homes. In addition, there is a public house, and a site which historically served as a nursery but no longer includes any buildings, and stabling. These buildings are all located within the Green Belt and vary in terms of their age with a couple of very old buildings, as well as Victorian villas. There are also examples of more recent development.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

Beyond the developed land (north and south) and interspersing the developed land to the east there is extensive undeveloped land, mainly in the form of fields which are tree and hedge lined.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

There are no clear or definitive boundaries beyond the public rights of way, other than property or field boundaries which could serve as definitive boundaries.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

This Area relates to Lingfield, albeit it is separated from it, and therefore it does not serve to prevent settlements from merging. It includes a concentration of built form, which is separated from the main built-up area of Lingfield by fields, and it is this intervening area which serves to keep them from merging.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

The main use of the developed land is residential, which does not relate well to the purposes of including land in the Green Belt. The fields beyond in active agricultural use or used for the grazing of horses relate well to the purposes of including land in the Green Belt.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

The Area for Further Investigation is located at significant distance from Lingfield Conservation Area.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

A scheme for 10 dwellings replacing a previous use, buildings and hardstanding was permitted on grounds of very special circumstances (TA/2010/1083). These included the significant reduction in traffic movements, the removal of notable built form and hardstanding, the enhancement to the area due the increase in biodiversity value and resulting improvement to drainage. To the north side of the road permission was granted for the redevelopment of a scrap metal yard to residential (TA/2000/286). This was similarly considered to constitute inappropriate development, but the removal of this use, as the result of its nature and its impact on surrounding residential properties, was considered to lead to a substantial improvement to the environment of the site and amenities of surrounding properties, such that it constituted very special circumstances. Other more recent development comprises like-for-like replacement semi-detached dwellings, which were permitted in the mid-1990s. The development known as Ray Close was granted in 1970 and replaced pre-fabricated housing previously present on this site (GOR/539/70). Of note is that the mobile home park was granted permission in 1967, albeit for a temporary period, but no report exists (GOR/7973).

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

Most of the land is privately owned. However there are some public rights of way, which lead out to the open countryside beyond. Therefore, it provides public benefits in line with paragraph 81. No further opportunities have been identified.

**L: Using all the above information, what is the final conclusion?**

This area of land is not directly connected to the built-up area of Lingfield and given that most of the development pre-dates the Green Belt or replaces previously existing uses and built form, it is considered that the Green Belt has served to prevent the further sprawl of this small built-up area beyond that which was present at the time of designation. The land around it has prevented this small built-up area from merging with Lingfield and as such the Green Belt is considered to serve this purpose of including land within it. It is within an area defined as countryside and the setting remains rural and around the built form it retains the character and appearance of the countryside, with the mobile home park being of low key visual effect. Most of the development pre-dates the GB or has been permitted on grounds of very special circumstances on previously developed sites. It is therefore not considered to result in encroachment over and above that present at the time of Green Belt designation and it is not recommended for further consideration as part of the Green Belt Assessment.

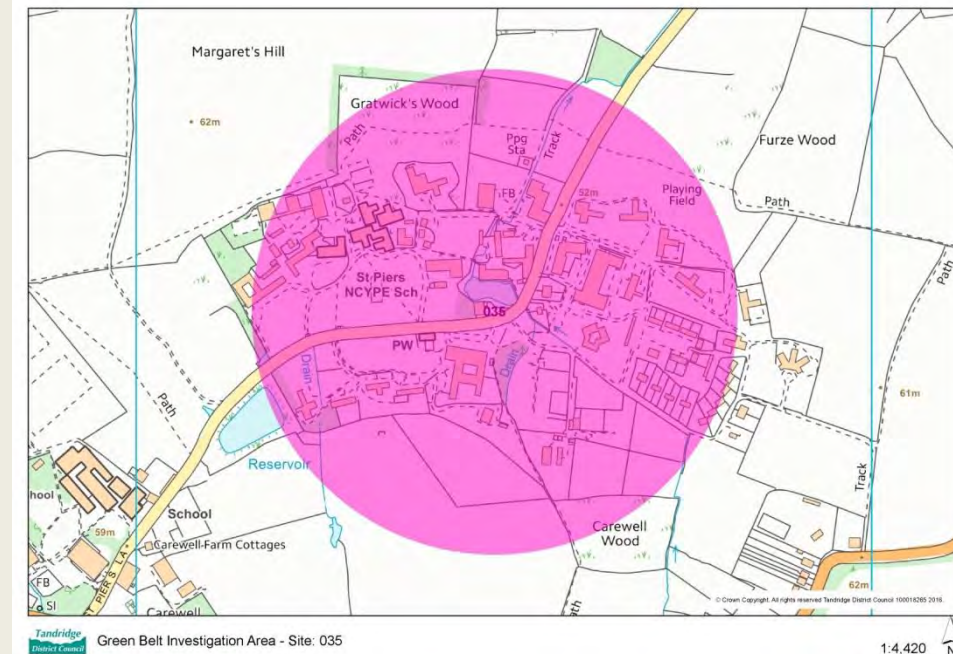
## GBA AREA FOR FURTHER INVESTIGATION NO:

035

### Description of Area for Further Investigation

This Area for Further Investigation is a levelled area divided by St. Piers Lane, located to the north of Dormansland and east of Lingfield. This is a stand-alone site, which is known as the NCYPE and serves as a school for those with epilepsy. It includes a notable number of buildings, which are sited either side of St. Piers Lane, with open areas at its western end. The buildings range in age and size, but appear to include a historic farmhouse at its core and at least three buildings are listed. The site is partially abutted by Ancient Woodland, but the majority of the surrounding land comprises fields, which are tree and hedge lined.

### A: Map of Area for Further Investigation



### B: Why was this selected as an Area for Further Investigation?

The NCYPE School 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 it is a prominent feature in the countryside. As such, this area has been identified as an Area for Further Investigation.

**C: Summary of Consultation Comments applicable to Area for Further Investigation**

The NCYPE predates the Green Belt and the wide spacing of the building on campus has a lesser impact on the countryside.

**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

There is a considerable built form within this Area, all sited within the Green Belt. These buildings serve the educational purpose of the overall site, but include some ancillary residential accommodation. The ages range considerably, including a listed building known to be present in the 1770s, a number of buildings dating from 1900-1903 and the main hall dating from 1924, but there are also some more recent buildings. The setting of the built form is that of countryside, comprising fields with some wooded areas.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

There is a degree of open land at the core, but it is the land surrounding this site which is undeveloped. This includes a small area of Ancient Woodland, although structures associated with outdoor play and lessons have been erected within it, and fields, one of which serves partially as a school playing field.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

The Ancient Woodland and public footpaths, which partially bound this Area, could serve as definitive boundaries.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

Given the siting, scale and nature of the use of this site, it is not considered to serve the purpose of preventing settlements from merging. It includes a cluster of built-form and Lingfield Notre Dame Senior School is in close proximity however the intervening field ensures that these two clusters of built form do not merge, with the tree line along the site's boundary reinforcing this.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

The current use is primarily as a school with some ancillary residential accommodation. It includes notable built form and open areas, which are used as school play facilities. It is considered that the community infrastructure use does not relate well to the purposes of including land in the Green Belt.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

There is no Conservation Area in this Area for Further Investigation.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

This site has been subject to notable development pressure. In 2000 permission was granted for the demolition of buildings and the erection of a single storey residential building for those with severe epilepsy. The very special circumstances recognised that it is a nationally important establishment and that the existing

facilities were poor (TA/2000/1451). Permission was granted for a change of use of part of a boathouse to provide a swimming pool for hydrotherapy purposes (TA/2003/344) with the same very special circumstances. In 2007 (TA/2007/622) permission was granted for the replacement of a single storey building with a 2-storey building providing student accommodation on the very special circumstances grounds of the poor condition of existing facilities, the need to meet disability requirements and importance of the establishment. In 2009 two schemes were permitted one for the demolition of five accommodation blocks and other buildings and the erection of 3 buildings, providing residential and independent living accommodation as well as education facilities (TA/2009/231). The very special circumstances related to the inadequacy of the existing facilities, the demonstrable need for this amount of development and the importance of the establishment. A storage building was permitted on the basis of need for storage of specialist outdoor equipment (TA/2009/1558). Most recently permission has been granted for the demolition of 5 buildings and the erection of 8 cabins (TA/2013/61). The scheme constituting a valuable educational facility that would provide greater openness than fall-back positions were considered to amount to the very special circumstances that outweighed harm to the Green Belt. In 2014 permission was granted for the demolition and erection of a single storey building (TA/2014/608). The reason for approval included the lack of demonstrable harm to the openness of the Green Belt, the facility not being replaceable elsewhere, the fact that it meets specific need and the poor condition of existing facilities. In addition it is evident that a number of the buildings on-site pre-date the area's designation as Green Belt.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

The school is not public land, but it is bounded by and crossed by public rights of way to the open countryside and as such this Area provides some public benefits. Given it is privately owned, it is considered that it does not offer additional opportunities over and above those already present.

**L: Using all the above information, what is the final conclusion?**

Given the siting, scale and nature of the use in this Area, it does not serve the purposes of preventing large built-up areas from sprawling, preventing settlements from merging or preserving the setting and special character of Conservation Areas. It is in an area which is, by definition, countryside and its setting is clearly that of countryside. However, the level and type of development, including its use, do not relate well to the purposes of including land in the Green Belt. It has been the subject of development which post-dates the Green Belt and which has been granted on grounds of very special circumstances and although development has largely been contained within the built envelope of the site, the Green Belt has not prevented encroachment in this locality. Furthermore, whilst relatively spacious within the site, the extent and layout of development results in a contained effect, and does not support the fundamental characteristic of openness. Accordingly it is recommended that it is considered further as part of the Green Belt Assessment.



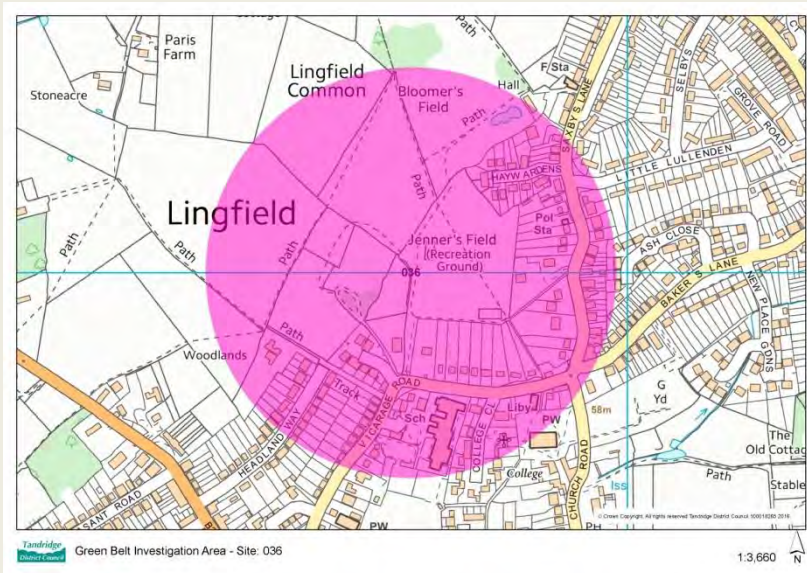
## GBA AREA FOR FURTHER INVESTIGATION NO:

036

### Description of Area for Further Investigation:

This is an area of land on the north-west edge of the settlement of Lingfield. It falls within the boundary of the Larger Rural Settlement and is not in the Green Belt. It comprises an area of land which serves as recreation land, is clearly maintained and includes associated facilities. It is bounded by the curtilages of residential properties to its north, east and south. These boundaries are defined by a mixture of boundary treatments. To the west is a small wooded area and further recreation land, which is informal and connected to the Area for Further Investigation by public rights of way.

### A: Map of Area for Further Investigation



### B: Why was this selected as an Area for Further Investigation?

The boundary around Lingfield is mostly made up by residential dwellings that create a defensible boundary of built form. A part of the settlement boundary is 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.

**C: Summary of Consultation Comments applicable to Area for Further Investigation**

The importance of the strategic gap between Lingfield and Blindley Heath should not be underplayed. The distance between the built-up edges of these settlements is little over 1.5 kilometres. Any development at the edges of either settlement boundary would therefore result in a small, but not insignificant diminution, of the strategic gap between the two settlements. GBA 036 is mostly open countryside, and contains two nature reserves. In relation to fourth purpose of the Green Belt, the assessment should properly and comprehensively include other listed buildings within Lingfield that make a substantial contribution to the special character of Historic Lingfield, but which lie outside the designated Conservation Area. For instance there are three listed buildings (The Old House, The Thatched Cottage and Porters Hall) that mark the entrance to Lingfield, to the north, and are on the settlement boundary of the Green Belt. Jenners Field is not merely a recreation area on the edge of the "settlement for consideration". It is used by the village as an integral part of the Lingfield Nature Reserve and will be identified as Local Green Space. Advantage of retaining it within village boundary is to allow improvements to facilities.

**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

The built form contained within this Area includes a skate ramp and a formal play area.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

This Area is predominantly undeveloped with limited built form, comprising mown amenity grass. However, it includes a formal play area and skate ramps.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

The Green Belt boundary runs along the western edge of this site, following a hedge and tree line. Were this Area to be included within the Green Belt, the most definitive boundaries available are the rear/flank boundaries of surrounding properties.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

Due to its size, location and the siting of the nearest settlement, it is not considered that this Area would serve the purpose of preventing settlements or built-up areas from merging.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

This area of land is used as recreation space, used for outdoor sport and recreation, and as such relates well to the purposes of including land in the Green Belt.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

This Area for Further Investigation does not include a Conservation Area. A Conservation Area is located within Lingfield, but it is separated by built form.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

This Area has not been subject to any recent applications. In 1986 permission was refused for three dwellings. However, at the time this area of land did not appear to serve the same function as at present.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

This Area is used as outdoor sport and recreation space, which links through to more informal space, and in addition includes public rights of way, which lead to the land beyond. This area of land therefore provides public benefits.

**L: Using all the above information, what is the final conclusion?**

Jenners Field is predominantly open and undeveloped with limited built form providing recreation facilities. The boundaries with residential properties serve to delineate it from those properties and it is delineated from the land to the west and the Green Belt by low level hedging, and the change in character. Whilst there is a degree of visual coalescence due to the low level hedging and interlinking footpaths, it is considered that the existing Green Belt boundary adequately prevents sprawl from built-up areas and ensures settlements do not merge. Given the layout of built form such that Jenners Field is bounded on three sides, it is considered that it would not serve those purposes.

Furthermore, it is not located within the countryside and does not have the appearance or character of the countryside. Instead it appears to constitute a formal park, which is separated from the Conservation Area by intervening built form and therefore does not contribute to preserving the Conservation Area's setting or special character nor would it serve to check encroachment on the countryside. Although largely undeveloped and of open character, it is contained by built form on three sides. In the light of this, it is not considered to support the openness of the wider Green Belt in this location and it is not recommended to be considered further as part of the Green Belt Assessment.

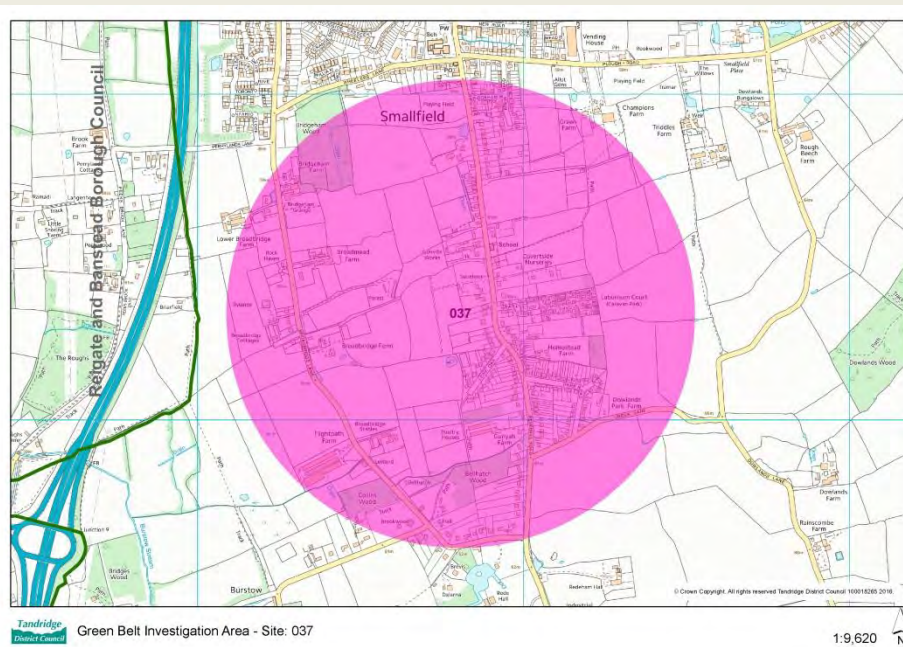
## GBA AREA FOR FURTHER INVESTIGATION NO:

037

### Description of Area for Further Investigation:

This Area is located to the south of that part of Smallfield, which is defined as a Larger Rural Settlement in the Settlement Hierarchy. It predominantly comprises residential development, which extends along Redehall Road as ribbon-style development, interspersed by tree lined fields. However further to the south is a greater concentration of development with roads/cul-de-sacs leading off Redehall Road, mostly on the eastern side. One of these includes a mobile home park. Built form continues to extend along Park Road to the south. Land beyond these dwellings/built form predominantly includes fields. To the west of Redehall Road, beyond the built form are tree lined fields with some intermittent wooded areas. More sporadic built form is found to the west with a number of farms leading off Broadbridge Lane and relatively isolated dwellings.

### A: Map of Area for Further Investigation



### B: Why was this selected as an Area for Further Investigation?

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 so that it was removed from the Green Belt. There is an extension to Smallfield that extends along Redehall Road, Park Road and Geary Close. It cannot be identified if the development along these roads existed prior to the designation of the Green Belt and as such has been identified as an Area for Further Investigation.

**C: Summary of Consultation Comments applicable to Area for Further Investigation:**

Most of the housing along this stretch of road was already present when the Green Belt was designated in 1974, including the caravan park. The only new development has been from infill and replacement of existing dwellings. The sprawl was halted in 1974 by the Green Belt designation. Therefore it has done a good job in limiting development.

**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

There is a range of buildings, predominantly residential and of varying ages. A number of the buildings are Victorian, including the school. Along Broadbridge Lane is more of a mix of building type with residential dwellings and structures that historically served as farms, although a number of these do not appear to be in an agricultural use any longer. The majority of dwellings pre-date the Green Belt.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

Land beyond the developed areas predominantly comprises fields, which are tree lined.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

The boundary separating the Larger Rural Settlement from the Green Belt partially makes use of Redehall Road, but mainly follows the boundaries of properties. Outside of the Larger Rural Settlement, there is ribbon style development along Redehall Road and Park Road, with some areas of back land development extending beyond/behind the ribbon development fronting Redehall Road. Development beyond the Larger Rural Settlement and its boundary has been largely constrained, with most of the development being pre-Green Belt designation.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

The built form to the south of Smallfield forms part of Smallfield but falls outside the boundaries of the Larger Rural Settlement. There is an almost continuous line of built form leading out of Smallfield. However there is a change in character with a lower density, a green backdrop and in places the built form is interspersed by fields. Whilst the line of development is almost continuous, it is mostly ribbon-style before it meets the cluster of development to the south. The Green Belt in this location has served to prevent any intensification or higher density development so that these two areas have not merged.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

The main uses include residential development, which is bound by agricultural uses, and some land used for the grazing of horses as well as some commercial use. Land used for agricultural purposes and for the grazing of horses relates well to the purposes of including land in the Green Belt. However, the residential and commercial/industrial sites do not.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

There is no Conservation Area within this Area for Further Investigation.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

Development at Geary Close (TA/1988/176) was permitted in light of its historic use as a caravan park and an earlier scheme for a single dwelling (TA/85/997 and TA/86/916), where the Inspector noted that this was a built-up area and that the development would constitute infilling of a small gap of otherwise unbuilt frontage.

A dwelling has been permitted along Lone Oak (TA/88/3) as an exception on the basis that it constituted infilling and in light of previously unimplemented permission dating from the 1940s.

In the mid-1990s, three dwellings were permitted on the plot located on the north-east corner of Redehall Road and Park Road (TA/95/628 and TA/95/629). It is noted within the officer's report that this site was the subject of an objection, which was considered at the Inquiry into the South of the Downs Local Plan First Review. However, the Inspector concluded that whilst the site should remain in the Green Belt, frontage development would be acceptable.

There are examples of development pressure on areas of land with existing development which have been treated as Previously Developed Land, including Gonville Works (TA/2013/1818) and a recent permission at Greenleas (TA/2015/2272).

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

The wider Area includes public rights of way, which lead out to the open and undeveloped countryside beyond; and as such the Area provides some public benefits.

**L: Using all the above information, what is the final conclusion?**

This Area for Further Investigation includes relatively high density development, centred mainly on Park Road; however that generally found on the roads leading out of Smallfield is mainly ribbon-style. This area of higher density development forms part of Smallfield but it is located separately from the area designated as a Larger Rural Settlement. The intervening land has served to prevent this area from merging with the main built-up part of Smallfield and the Green Belt boundary has prevented the sprawl of that built-up area. In addition the Green Belt has served to prevent this area from sprawling over and above that present at the time of its designation, with the majority of development pre-dating the Green Belt. This Area does not include a Conservation Area and therefore does not serve purpose 4.

The overall character and appearance of this Area is that of countryside with sporadic or ribbon-style development which mostly pre-dates the Green Belt. However it is acknowledged that the character and appearance within the Park Road cluster, due to the amount, scale and type of built form, does not exhibit an open character, but the majority of this development pre-dates the Green Belt and there has been no further spread of built form beyond that present at the time of its designation, albeit there has been limited infilling. The Green Belt is therefore considered to have prevented further encroachment on the countryside. It is therefore considered that whilst there is some sense of containment within some parts of this Area for Further Investigation, overall given its scale, layout and character, and given that the Area is considered to serve purposes 1-3, it is not recommended for further consideration as part of the Green Belt Assessment.

## GBA AREA FOR FURTHER INVESTIGATION NO:

038/042

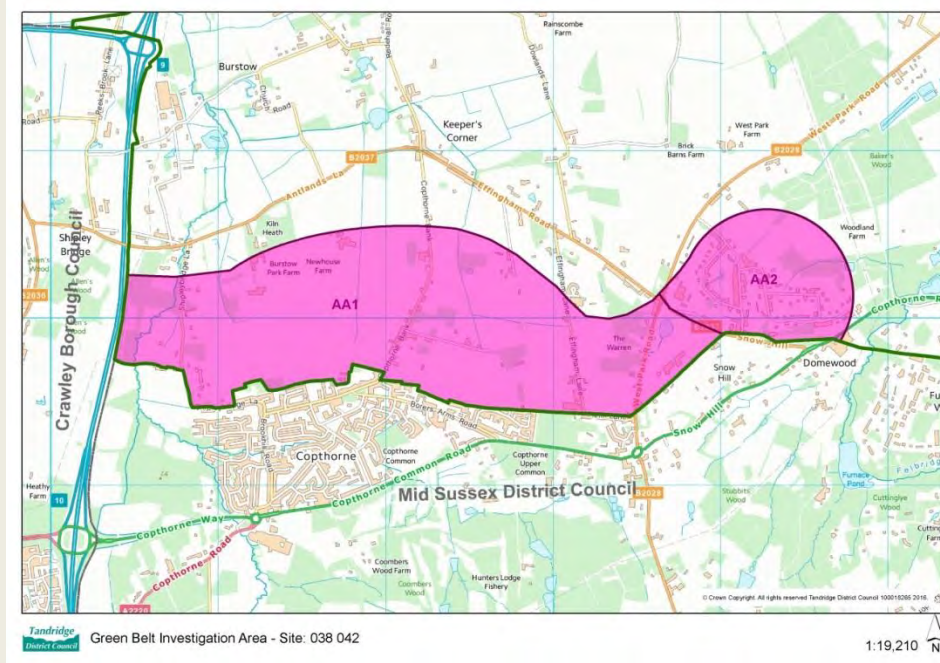
### Description of Area for Further Investigation:

This Area abuts the southern and western boundaries of the District. To the south of the boundary is Copthorne, which falls within the jurisdiction of Mid Sussex, whilst the western edge abuts the M23. Due to its size and the differences in character it has been subdivided into 2 smaller analysis areas (AA).

AA 1: The majority of this area comprises fields of varying sizes, which are hedge and tree lined. The topography of this locality is relatively level.

AA 2: The eastern portion includes mostly wooded areas, and part of it serves as a hotel. It includes a private residential estate known as Domewood, a small business park and a garden centre. Beyond this is sporadic ribbon style development.

### A: Map of Area for Further Investigation





#### B: Why was this selected as an Area for Further Investigation?

AA 1: Copthorne sits in Mid Sussex to the south, which is adjacent to the District boundary. The strategic assessment identified the importance of the Green Belt adjacent to Copthorne in preventing sprawl into Tandridge District. To understand this further, the area has been identified as an Area for Further Investigation.

AA 2: There is a concentration of built form in the Green Belt due to the settlement of Domewood, which 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 remain a large number of dwellings 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.

#### C: Summary of Consultation Comments applicable to Area for Further Investigation

- Areas on southern boundaries identified as preventing the coalescence of Felbridge, Copthorne and East Grinstead.
- Roseleigh sits on the edge of FI 42 meets only one of the purposes - protecting the countryside from encroachment.
- 

#### D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?

AA 1: The built form present includes Copthorne School, a hotel, isolated dwellings and ribbon-style development, including along the roads leading out of Copthorne. Built form is overall sporadic and surrounded by countryside. Built form contained within Mid Sussex is highly visible along the edge of this Area.

AA 2: Domewood contains residential dwellings of varying ages, although many appear to date from the 1940s/1950s. They are located within the Green Belt, but the estate is relatively well contained. The garden centre comprises areas of hardstanding with a range of buildings, mostly single storey. The area also includes a small business centre, which comprises single storey buildings of recent construction. They abut the residential estate of Domewood.



Roseleigh comprises a derelict dwelling, possibly Victorian, with various outbuildings that have the appearance of agricultural outbuildings with some subsequent use apparent. Close to these is some stabling, although it is not clear whether it forms part of the same site. In part the setting comprises open and undeveloped land, but it is bounded by further built form, including sporadic ribbon style development.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

AA 1: The majority of the land within this area comprises fields, some of which are actively used for agricultural purposes. There are also isolated wooded areas. A small part of the overall area serves as playing fields associated with Copthorne School.

AA 2: Within Domewood there is limited undeveloped land, although the estate abuts fields and wooded areas to its north and east. Roseleigh Farm is to the north-west with the built form located in a wooded area and fields to the north-west and north-east.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

AA 1: The boundary of the analysis area runs along the administrative boundary and follows a highway and the boundaries of properties located within Copthorne. Particularly to the west of this area, it is evident that this boundary has successfully prevented the sprawl of the adjoining large built-up area and it has safeguarded from encroachment into the countryside.

AA 2: To the east the boundary runs along the administrative boundary. There is development within this part of the area, which mostly pre-dates the Green Belt designation. Domewood comprises a reasonably substantial, although contained, settlement. The Green Belt has served to prevent sprawl over and above that present at the time of designation.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

AA 1: The land to the north of the administrative boundary comprises fields, with small wooded areas and sporadic development. The nearest settlement of substance is Smallfield and due to the separation distance it is not considered to serve this purpose.

AA 2: This part of the Green Belt includes the settlement of Domewood, a private residential estate, with ribbon style development elsewhere. It is considered that land around Domewood serves to prevent it from merging with other settlements, such as Felbridge.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

AA 1 comprises fields and intermittent and small wooded areas, with sporadic housing, a school and some non-residential uses, such as a garage, hotel and farms. Some of this land has the appearance of scrubland with no apparent active use, but there are some agricultural uses present. Only those uses relating to agriculture, horse grazing and stabling as well as outdoor sport and recreation and the scrubland are considered to relate well to the purposes of including land within the Green Belt.

AA 2: Both the residential estate at Domewood and the garden centre to its north are not considered to relate well to the Green Belt purposes. However, the use of the land for stabling and agriculture at Roseleigh is considered to relate well to the Green Belt purposes.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

There is no Conservation Area within this Area for Further Investigation.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

AA 1: Development comprising a small cul-de-sac adjacent to Clay Hall Lane (TA/2013/1316) was permitted on the basis that it constituted Previously Developed Land and development would not have any greater impact upon openness. Schemes permitted on grounds of very special circumstances are limited to the erection of a dwelling, with the very special circumstances comprising an extant permission (TA/2009/904). The replacement of mobile homes with a bungalow in connection with a riding school was permitted on the grounds that the size, permanence and physical attachment of the mobile home could constitute a building as well as the need for on-site residential accommodation for more than one person. Given the site's planning history, the size of riding centre and that it would provide office accommodation smaller than the existing mobile home, it was considered to result in less impact on openness than the existing scheme (TA/2004/144). More recently a scheme (TA/2013/1870) for 10 dwellings was permitted as a rural exception site on the basis of very special circumstances. The report notes that it complies with the five criteria of a rural exception site and it was concluded that development would provide affordable housing in a rural community, which would be closely related to Copthorne and provide adequate essential services and facilities.

AA 2: Within Domewood there has been pressure for replacement dwellings, infilling and small scale redevelopment. Given it was a Green Belt Settlement, this type of development was acceptable and constituted appropriate development in policy terms.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

AA 1: Land to the north of Copthorne comprises fields and scrubland with both formal and informal public rights of way leading to the open countryside from the built-up areas to the south. This area therefore provides public benefits in line with paragraph 81.

AA 2: Public rights of way extend through Domewood to open countryside beyond and as such this area similarly provides public benefits.

**L: Using all the above information, what is the final conclusion?**

The conclusions for this Area for Further Investigation are two-fold.

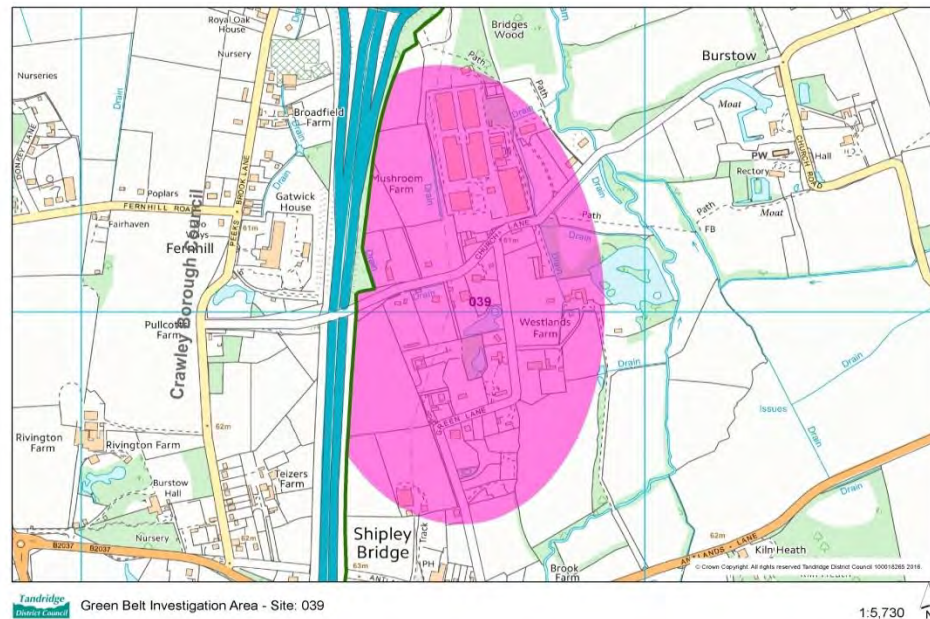
Most of the Green Belt within this Area for Further Investigation is considered to serve the Green Belt purposes effectively. It is clear from the above analysis that that AA 1 effectively serves the purpose of preventing sprawl from large built-up areas. Whilst the garden centre in AA 2 contains development that does not relate well to the Green Belt purposes, it pre-dates the Green Belt designation and as such does not constitute encroachment upon the countryside. The impact of built form at Roseleigh is considered to be largely off-set by the surrounding openness of undeveloped land and due to its limited scale and the age of development not considered to result in encroachment upon the countryside, whilst retaining the predominantly open character of the area. Additional protection has been considered but it has been concluded that no stronger protection is either necessary or possible. It is therefore considered that these parts of the Area for Further Investigation should not be considered further as part of the Green Belt Assessment.

However, the settlement of Domewood, whilst comprising spacious and low density development, does not exhibit an open character by reason of its extent and layout. Although it is reasonably well contained with built form facing inwards so that it provides, in part, a transition to the open countryside at its rear, the settlement is not considered to contribute to the openness of the Green Belt and it is recommended that it is considered further in terms of whether or not it should be inset as part of the Green Belt Assessment.

## Description of Area for Further Investigation:

This Area for Further Investigation is located immediately to the east of the M23 and comprises a mixture of uses. The area includes sporadic residential dwellings and mobile homes with a group of traveller's pitches to the south of Green Lane. To the east of Green Lane is a site used for off-airport parking, whilst the Mushroom Farm is currently being used for off-airport parking and subject to a retrospective planning application. A further, smaller industrial/commercial site is located to the east of the Mushroom Farm. In addition the area includes a site used as a pallet stacking yard.

## A: Map of Area for Further Investigation



## B: Why was this selected as an Area for Further Investigation?

Some of the residential development along Green Lane is of a large scale in its surroundings and prominent in the countryside. The industrial uses within the Mushroom Farm and the Gatwick car parking are also prominent and urbanised in a rural setting.

**C: Summary of Consultation Comments applicable to Area for Further Investigation**

No comments have been received that are applicable to this Area for Further Investigation.

**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

The Mushroom Farm includes a notable number of very large buildings of agricultural appearance. The Area also includes residential accommodation, comprising detached dwellings and flats. Built form is located within the Green Belt and set within the countryside. The age of existing properties ranges considerably.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

There is relatively high level of developed land but this is largely bounded by undeveloped land, comprising tree lined fields and some small wooded areas.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

The most definitive boundary in this Area is the M23, which also serves as the administrative boundary with the adjoining authority. It has served to constrain the sprawl of built form. Other than field or property boundaries, there are no boundaries apparent which could serve as definitive boundaries.

**G: Does the Area for Further Investigation prevent settlements from merging, partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

The Area comprises a small settlement and there is a settlement to the west of the M23. However, it is considered that the M23, rather than the Green Belt, has served to prevent them from merging. A very small settlement is located to the east (Burstow Conservation Area) and the Green Belt in this location does serve to prevent the merging of settlements.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

The Area accommodates residential uses, commercial uses, such as off-airport parking, a pallet stacking yard and outdoor storage, which are not considered to relate well to the purposes of including land in the Green Belt.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

There are no Conservation Areas within the Area for Further Investigation, but to its east is the Burstow Conservation Area, which is separated from it by fields and a water body. It is considered that the separation distance and intervening land means that this Area does not serve to preserve its setting and special character.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

Planning permission was granted for a block of flats (TA/2000/1282) (Park House), which was considered appropriate development in the Green Belt as it constituted a replacement of a building of similar size.

The site known as 1 Oaklands is a gypsy caravan site. This was permitted on the basis of very special circumstances, taking account of an appeal decision for an

adjoining site, the specific circumstances and history of the site, and the unmet need within the District and the surrounding area, the lack of suitable and available alternative sites as well as human rights considerations (TA/2007/1472). Prior to that a further application was allowed at appeal for a gypsy site (TA/2004/1244). Whilst the Inspector considered that it resulted in encroachment upon the countryside, he allowed the development on the basis that there was evidence of immediate unmet need, uncertainty as to provision of pitches, the lack of suitable alternatives and personal health issues, the need for a settled base and human rights.

Land around Westlands Farm has been the subject of applications for use for pallet stacking and as off-airport parking. The former was permitted (TA/89/294) following the appeal for off-airport parking, and related to the circumstances of Westlands Farm. The appeal for off-airport parking considered viability, policy encouragement for diversification, the severe effect on the farm from aircraft noise and its limiting effect in terms of diversification. The Inspector also recognised the pressure for such facilities and that the site is well-contained visually, not in open countryside and adjoined by both residential and commercial built development. In light of these circumstances, planning permission was granted (TA/89/774).

The site, to the rear of The Firs, comprising the building (GOR/2136/D) and surrounding land was originally permitted as a smallholding in 1954 with the dwelling known as The Firs built as part of that permission (GOR/1189). Permission was subsequently granted for use of the three bay building to the rear for use for horse slaughtering purposes (GOR/234/68) and subsequent permissions have been granted for other uses. The latest permission (TA/2011/677) was for a change of use from light industry and storage and distribution to brick cutting and fabrication.

At present the Mushroom Farm is the subject of an application (TA/2016/141) for its change of use to provide off-airport parking. This site has been in place for a number of years. Permission was first granted in 1950 for mushroom houses, offices, work shop and packaging sheds (GOR/121). It continued to operate as a mushroom farm and was subject to numerous applications; the last of significance being TA/83/947 (No report remains outlining justification). Permission was granted in 2006 for the demolition of numerous buildings, removal of hardstanding and the change of use of the remaining buildings to uses falling within class B8 (TA/2006/1629).

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

Whilst most of the land within this Area is privately owned, there are some public rights of way leading to the open countryside beyond, which provide public benefits in line with paragraph 81.

**L: Using all the above information, what is the final conclusion?**

This Area for Further Investigation is countryside by definition; however it does not have an open and undeveloped character. It has been subject to post Green Belt development allowed on grounds of very special circumstances which has extended development outwards, resulting in encroachment upon the countryside, and it has a sense of containment. It is recommended that this Area be considered further as part of the Green Belt Assessment.

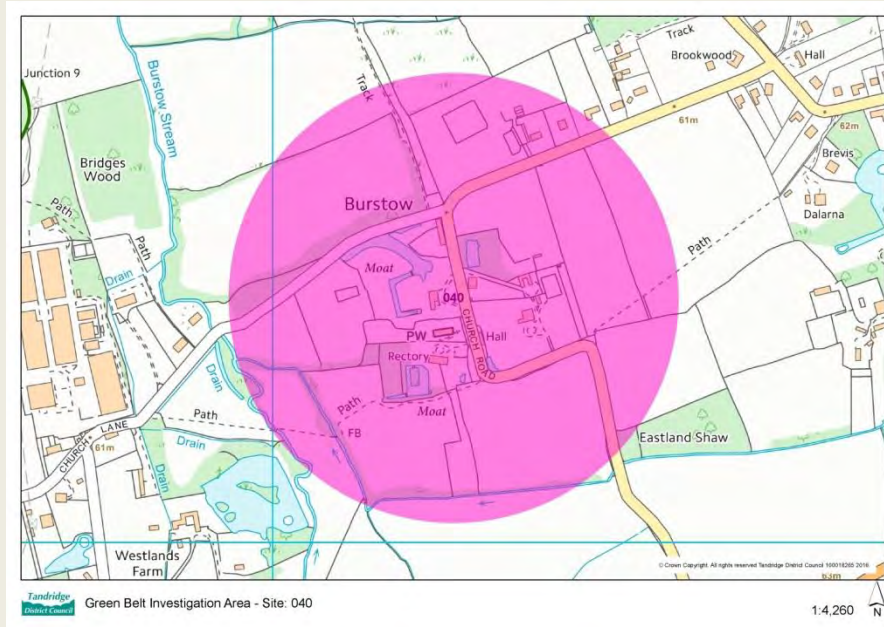
## GBA AREA FOR FURTHER INVESTIGATION NO:

040

### Description of Area for Further Investigation:

This Area is located to the east of the M23 and Area for Further Investigation 039. It is a small hamlet, comprising a church and rectory at its core with a small cluster of residential dwellings, some of which are listed. The Conservation Area to which this relates is bound by hedge lined fields/meadows with intermittent wooded areas.

### A: Map of Area for Further Investigation



### B: Why was this selected as an Area for Further Investigation?

Due to the open fields around the Conservation Area, it is considered that the Green Belt plays an effective role in preserving the setting of Burstow Conservation Area.

**C: Summary of Consultation Comments applicable to Area for Further Investigation**

No comments have been received that are applicable to this Area for Further Investigation.

**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

The built form within this Area comprises a church, church/parish hall and dwellings. The majority of these buildings are historic. The setting is that of a rural hamlet surrounded by fields and wooded areas.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

The undeveloped land surrounding these sites comprises fields and some wooded areas.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

The boundaries of the Conservation Area predominantly follow property boundaries, with some elements coinciding with public rights of way and these could serve as definitive boundaries. Built form is contained within the Conservation Area.

**G: Does the Area for Further Investigation prevent settlements from merging, partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

Given the nature, scale and siting of this Area, it does not serve to prevent settlements from merging. There is an area of built form to its west (AFI 039) but the intervening land ensures these do not merge.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

Within the Conservation Area, the land use is predominantly residential which together with the church and parish hall are not considered to relate well to the Green Belt purposes. Around the Conservation Area the land comprises fields, some used for grazing, some for agricultural purposes and some with no apparent active use. These uses relate well to the purposes of including land within the Green Belt.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

This Area comprises a small Conservation Area set around the church, its cemetery, the rectory, the parish hall and a small cluster of dwellings. The boundaries follow property boundaries, with some parts coinciding with public rights of way. It is set amongst fields and wooded areas.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

Much of the Conservation Area comprises historic buildings, which have been extended. At least one of these constituted inappropriate development, but it was permitted on grounds that it would replace existing built form (TA/2007/811).

Permission was granted for the demolition of existing walls and gates, and their replacement (TA/2008/32). Despite an increase in length, it was considered to replace an existing wall and provided improved visual benefits; and therefore allowed on the basis of very special circumstances. The most modern dwelling of those within this Conservation Area is the converted stable, for which a change of use was permitted in 1953.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

Abutting and leading away from the Conservation Area are various public rights of way leading to the open countryside, which provide public benefits in accordance with paragraph 81 of the NPPF.

**L: Using all the above information, what is the final conclusion?**

Although the Green Belt in this Area comprises built form in the countryside, it has the character of the countryside and given that it pre-dates the Green Belt, is not considered to constitute encroachment. Accordingly the Green Belt within this Area serves the purpose of safeguarding from encroachment upon the countryside. In addition, it ensures the setting and special character of the Conservation Area is maintained. Additional protection has been considered but it has been concluded that no stronger protection is either necessary or possible. It is therefore recommended that this Area for Further Investigation should not be considered further as part of the Green Belt Assessment.



## GBA AREA FOR FURTHER INVESTIGATION NO: 041

### Description of Area for Further Investigation:

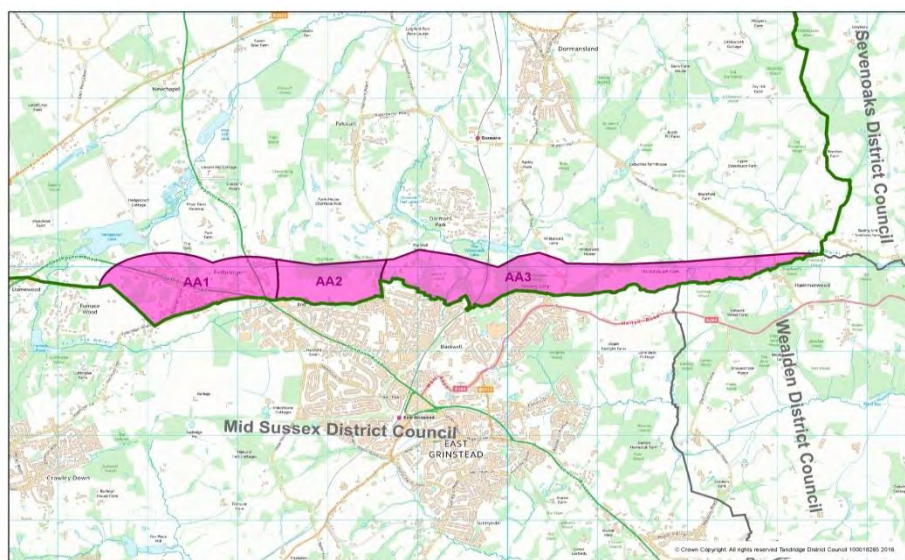
Given the extent of this Area, which extends along a part of the southern boundary of the District, it has been further broken down into smaller analysis areas.

AA 1 is at its western end and includes Felbridge, whilst abutting East Grinstead. This area includes built form along the roads, mainly comprising residential dwellings, a school and some non-residential properties. As well as including built form fronting the highway, there are a number of examples of back-land development.

AA 2 is relatively level and comprises a mixture of fields and wooded areas. A golf course is sited to its north. It includes some residential development.

AA 3 is located to the far east and comprises hillsides sloping downwards in a northerly direction from the county boundary. The hillside includes extensive woodland with open areas, including fields and scrubland. There are isolated dwellings mostly located at the western end and on the road leading north from East Grinstead. To its north is Felcourt and Dormans Park.

### A: Map of Area for Further Investigation





#### B: Why was this selected as an Area for Further Investigation?

The built-up areas 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.

Felbridge is a large concentration of development in the Green Belt, encroaching more on the countryside and the openness of the settlement.

#### C: Summary of Consultation Comments applicable to Area for Further Investigation

The Area plays a role in separating East Grinstead and Dormans Park, the extensive tree cover has meant it has already been significantly built-up without detriment to this role. There is a clear divide between East Grinstead (Baldwin's Hill area) and Dormans Park, with the latter sitting on the distinct hill, separated from the other areas by bands of woodland running along a low valley within which the Chalybeate Spring is situated. This provides a notable undevelopable natural barrier. There is a similar divide between Felcourt and East Grinstead, where a stream runs north-eastward towards Dormans Park from the Chartham Park Golf Club, and further belts of mature woodland further partition the area.

Urban sprawl is well contained by the extensive woodland and topographic constraints. Only a small proportion of the land is open, the rest is well enclosed. Development would not lead to sprawl but represent focused, discrete extension to East Grinstead to consolidate existing sporadic development.

The Areas for Further Investigation on the southern borders identify areas which prevent the coalescence of Felbridge, Copthorne and East Grinstead.

#### D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?

There is some built form within AA 1, predominantly comprising residential dwellings, although there are some non-residential buildings. They are mostly located within the Defined Village boundaries. The age of properties ranges, but includes some recent development. The village is set in the countryside.

AA 2 includes limited amounts of built-form in the Green Belt, sited off the road leading out of East Grinstead. Development is sporadic and set in the countryside.

AA 3 includes a cluster of reasonably isolated dwellings located along or off the road leading out of East Grinstead, some of which are historic (Victorian and earlier).

In addition, this area includes built form/structures associated with water supply, the age of which is unknown. The development is sporadic and set in the countryside.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

AA 1 relates to Felbridge and within the Defined Village boundaries is predominantly developed, with limited, if any undeveloped land.

AA 2 is predominantly undeveloped, comprising fields with some wooded areas.

AA 3 is predominantly undeveloped, comprising wooded areas on a slope. In addition, there are open areas, some of which comprises scrubland and the remainder being fields.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

AA 1 abuts the county boundary, but includes built form within this District. Some of the backland development within the adjoining authority's area leads off roads/highways located within this District. Beyond the Defined Village boundary (to the west), the land becomes less developed and more open. This area is therefore considered to play a limited role in preventing sprawl.

AA 2 and AA3: The county boundary, in part, follows the boundaries of residential properties in the adjoining district. It is reinforced by its location on the ridge of the hill and tree cover. It is clear that this has prevented the sprawl up from East Grinstead, which includes notable development immediately adjacent to the boundary.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

AA 1 relates to Felbridge, which abuts East Grinstead, and there is no clear or distinct break between these two settlements, resulting in both visual and physical coalescence. It is considered that this area does not serve to prevent these settlements from merging.

AA 2 and AA 3 include ribbon-style and sporadic development along the road which runs through Felcourt. Felcourt is a relatively small settlement, mainly comprising dwellings, which extend in ribbon-style along this road. This area ensures that there is no coalescence with Felcourt.

Area 3 is located between Dormans Park and East Grinstead and it is considered that it serves the purpose of preventing sprawl and coalescence between these areas.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

AA 1 is predominantly residential with some non-residential uses, such as community facilities, retail, church and a public house, which do not relate well to the Green Belt purposes.

AA 2 comprises a mix of fields and wooded areas with active agricultural uses and grazing of horses. Part of this land appears to be used as a golf course. Limited parts of this area include residential dwellings, mostly sporadic and isolated. The majority of these uses, residential aside, relate well to the purposes of including land within the Green Belt.

AA 3 predominantly comprises fields, some in active agricultural use, some used for grazing of horses and some not in any apparent active use. A part of this area

includes woodland with no apparent active use and footpaths/rights of way. There are also areas of scrubland. Aside from sporadic residential uses, the only other use appears to relate to water treatment. Overall, the main and dominant uses relate well to the Green Belt purposes.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

There is no Conservation Area within this Area for Further Investigation.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

AA 1 has been subject to development pressure, mostly in the form of infilling resulting in the formation of cul-de-sacs leading off the main roads, particularly Copthorne Road. This area was historically defined as a Green Belt Settlement within which infilling and small scale re-development was permissible and as such did not constitute inappropriate development. A number of these schemes have been permitted over the years. There are very few examples of applications that have been granted permission on land outside the Defined Village boundaries. Where they have been permitted, it has been concluded that there are very special circumstances that outweigh harm to the Green Belt. The most recent permission at Pixiewood Farm was permitted on the basis that there would be a significant reduction in built form, hardstanding and traffic, with regard being had to the traffic type and the benefits to biodiversity (TA/2013/1005). In addition a new dwelling was permitted on grounds that it was not materially larger than the original dwelling and in light of extant permissions (TA/2007/1302). This area has also been subject to applications on land crossing the administrative boundary with the access being the only part falling within this District's jurisdiction.

Areas AA 2 and 3 have experienced very little development pressure in comparison.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

AA 1 and AA 2 include some public footpaths, which lead out to the open countryside beyond. As such, they provide public benefits.

AA 3 includes public rights of way, which connect East Grinstead with Dormans Park. In addition, there are a number of informal routes apparent and it is considered that this Area provides notable public benefits.

**L: Using all the above information, what is the final conclusion?**

The conclusion for this Area for Further Investigation is two-fold.

Both AA 2 and AA 3 are considered to effectively prevent sprawl from large built-up areas and safeguard from encroachment upon the countryside, and therefore serve these Green Belt purposes effectively. Both areas retain an undeveloped appearance and open character which supports the essential characteristic of the Green Belt in this location. In addition, AA 3 prevents coalescence between Dormans Park and East Grinstead, ensuring these settlements do not merge. Additional protection has been considered but it has been concluded that no stronger protection is either necessary or possible and in light of this, it is not recommended that these areas should be considered further as part of the Green Belt Assessment.

However, Felbridge within AA 1 abuts development contained in the adjoining district and due to its layout, density and extent of development does not exhibit an open character. On this basis, it is recommended that analysis area 1 is considered further in terms of whether or not it should be inset as part of the Green Belt Assessment.

NB. The next Area for Further Investigation is number 043, as 042 has been merged with 038 and has already been considered.

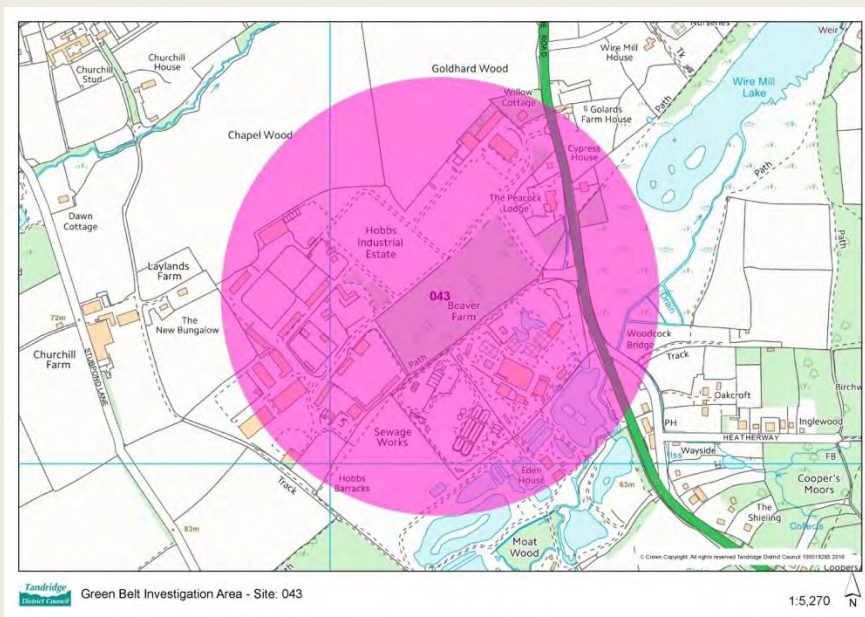
## GBA AREA FOR FURTHER INVESTIGATION NO:

GBA 043

### Description of Area for Further Investigation:

This Area includes the Hobbs Industrial Estate, which is identified as a Strategic Employment Site to the west of the A22. It contains an open/grassed centre with access roads and considerable built form, including hardstanding at the south-western end, with a smaller cluster of built form at its north-eastern end. The topography slopes downwards in a south-easterly direction. Beyond Hobbs, to the north-west and south-west are fields, including farm buildings, whilst to the south-east is a wooded area and beyond that is Beaver Farm and to the north-east it is abutted by Peacock Lodge. The wider area includes lakes.

### A: Map of Area for Further Investigation



### B: Why was this selected as an Area for Further Investigation?

Hobbs Industrial Estate 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.

### C: Summary of Consultation Comments applicable to Area for Further Investigation

Could be released from the Green Belt designation as it does not meet any of the Green Belt purposes.

An established brownfield site and employment area which serves few, if any of the purposes. Where they do not contribute to many or indeed any of the Green Belt purposes, they should be released to ensure they can maximise their potential and play their full and proper role in meeting the need and demand for employment space.

**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

The site includes notable levels of built form at its south-western end, comprising large buildings, hardstanding and outdoor storage. At its north-eastern end there is a smaller cluster of buildings. The site also includes a building which appears to be used for residential purposes. The age of the buildings ranges and includes some which pre-date the Green Belt. They are all sited within the Green Belt and the setting is primarily that of countryside.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

Within Hobbs, there is limited undeveloped land except the central part, which includes the access roads and soft landscaping. The land surrounding the industrial estate includes undeveloped areas and comprises fields to the north and west and a wooded area to the south. Beyond that is Beaver Farm, a nursery. The wider locality includes a number of lakes.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

The Strategic Employment Site is partially bounded by Ancient Woodland, with a public footpath extending along its southern boundary. It is otherwise defined by its boundary treatment which comprises fencing and that these could serve as definitive boundaries. It is apparent that the built form within the site has been contained by the site boundaries.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

Given its scale, siting and nature, including separation distance from settlements, it is not considered to serve the purpose of preventing settlements or built-up areas from merging.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

Hobbs Industrial Estate is one of the largest employment sites in the District and is used for commercial/industrial purposes. It is considered that these employment uses do not relate well to the purposes of including land in the Green Belt.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

There is no Conservation Area within this Area for Further Investigation.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

The site accommodates a range of buildings, varying in terms of design, scale and age. Some clearly pre-date the Green Belt whilst some are more modern structures. In 1998 permission was granted for a building measuring 2345 sq. m for storage/distribution purposes and parking (TA/98/1187) and this was permitted on the grounds that it was traded-off against an extant permission, thus resulting in no additional floor space in the Green Belt. The report notes that the original permission for this site dates from 1986, in place of a former barracks, and this included the erection of new industrial buildings on the former parade ground (TA/81/383). It is apparent that significant development has occurred which has been considered appropriate in policy terms given its previous designation as Major Developed Site, which allowed for limited infilling, or complete or partial redevelopment subject to various criteria.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

Being a private site, with no public access this area does not provide any public benefits. No opportunities have been identified.

**L: Using all the above information, what is the final conclusion?**

Given the Area's scale, intense employment use, location and distance from the nearest Conservation Areas, it does not prevent sprawl from built-up areas, settlements from merging or preserve the setting or special character of any Conservation Areas. Although the Strategic Employment Site is not defined within the Glossary to the GBA Part 1 Report as countryside, it is largely bounded by land which displays the character and appearance of the countryside. Development has been contained within the Industrial Estate and as such it has not encroached upon the countryside however given that it is not defined as countryside it does not serve the purpose of safeguarding the countryside from encroachment. Furthermore, given the development contained within it the Area for Further Investigation does not display the open character of the Green Belt with particularly notable development at its south-western end. Based on the conclusions regarding the Green Belt purposes it is recommended to be considered further in Part 3 of the Green Belt Assessment in terms of whether exceptional circumstances exist.

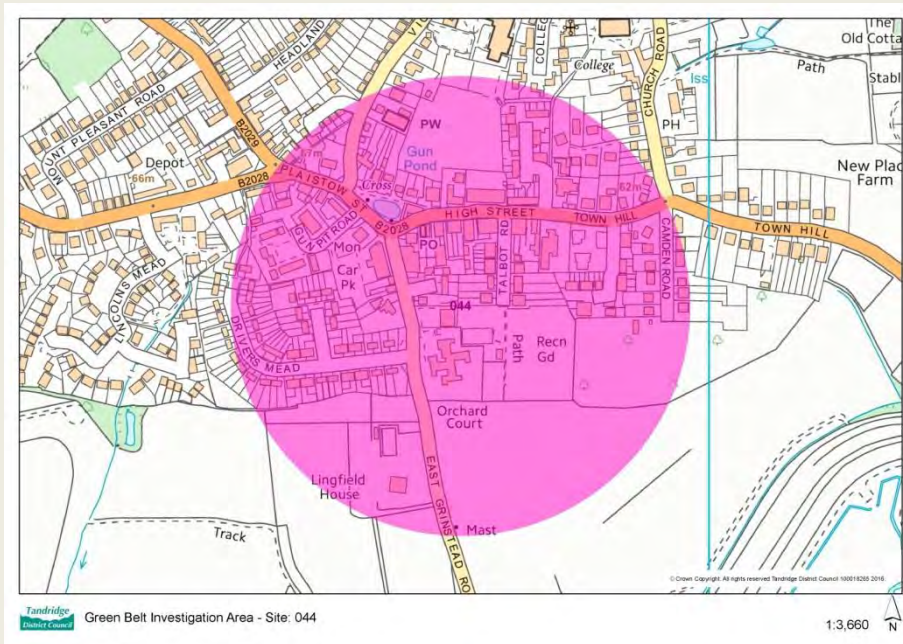
## GBA AREA FOR FURTHER INVESTIGATION NO:

044

### Description of Area for Further Investigation:

Within this Area for Further Investigation Talbot Road Recreation Ground is sited on the southern side of Lingfield with built form to its north and west. This built form and the Area fall within the Larger Rural Settlement boundary; as such it is not in the Green Belt which butts the eastern and southern boundary of the recreation ground. The western section of the Area includes built form (pavilion/changing rooms, hard surface courts and formal play area) but the majority is undeveloped playing fields. The boundaries with surrounding land include fencing with a wooded area to the east. To the north/north-east it abuts residential properties whilst to the west is a doctors' surgery and a care home (Orchard Court). Land to the south comprises a meadow/field with no apparent active use.

### A: Map of Area for Further Investigation



### B: Why was this selected as an Area for Further Investigation?

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.

### C: Summary of Consultation Comments applicable to Area for Further Investigation

Talbot Road Recreation Ground was left to be sports land in perpetuity.



**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

Built form in this Area comprises a single storey changing room, play facilities and a multi-purpose sports area. The latter dates from the early 1990s, with the changing room pre-dating this. The built form is clustered to the west of the site.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

The site includes a grassed and level playing field, which occupies a large part of the overall site.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

The Area is located within the boundaries of the Larger Rural Settlement. Where it abuts the built-up areas, the boundaries comprise fences although it would appear that part of the residential curtilage of one property has sprawled into this site.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

Given the scale and siting of this Area and its relationship with the nearest settlements/built-up areas, this Area is not considered to serve this purpose.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

This Area comprises recreation land, providing outdoor sports and recreation facilities for local residents. This use relates well to the purposes of including land in the Green Belt as it maintains a predominantly open and undeveloped appearance.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

It abuts the Lingfield Conservation Area along its northern boundary.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

In 2008/2009 this Area formed part of a wider site with permission being granted for the demolition of the existing doctors' surgery, its replacement and the erection of a block of flats on this site, with the re-location of the games court and children's play area (TA/2008/1413). However, it was not implemented. Prior to that the multi-purpose sports area was installed following deemed consent in 1990.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

This Area includes a recreation ground with formal play facilities and a pavilion/changing room. It is also apparent that it is used for informal outdoor recreation purposes, including accessing the land beyond. This area of land provides public benefits.

**L: Using all the above information, what is the final conclusion?**

Given its scale and location, this Area for Further Investigation would not serve the purposes of preventing the merging of settlements. It is not considered to display the character or appearance of countryside and on its own would add little benefit in preventing sprawl from large built-up areas. Whilst it is noted that its use was historically appropriate in the Green Belt and provides a softer edge to this part of the built-up area, it is considered that the existing built form, the layout of that built form and the wooded area results in a sense of containment and enclosure, which does not support the Green Belt purposes and essential characteristics. Accordingly, it is not recommended that this Area for Further Investigation be considered further as part of the Green Belt Assessment.

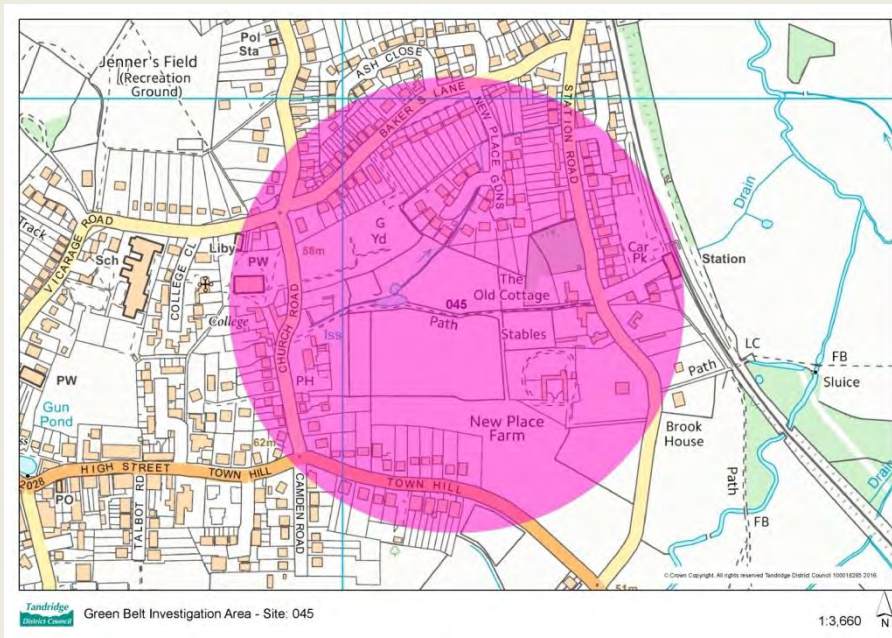
## GBA AREA FOR FURTHER INVESTIGATION NO:

045

### Description of Area for Further Investigation:

This Area for Further Investigation relates to the eastern end of the Lingfield Conservation Area. It extends from the land opposite the church to Station Road to the east and includes various residential dwellings, with the Green Belt extending to the east of the church and the public house. The development around Church Road fronts onto that road and beyond those buildings is an open space. At the eastern end are further residential dwellings, including farm buildings, which have been converted. The Conservation Area includes a small area which is not within the Green Belt (New Place Gardens), which together with the land to the north abutting the Conservation Area comprises residential dwellings. To the south of the Conservation Area, there are further residential dwellings, which extend part way along Town Hill. Further residential dwellings outside of the Conservation Area face onto its eastern edge, before a transition to open and undeveloped land.

### A: Map of Area for Further Investigation



### B: Why was this selected as an Area for Further Investigation?

The Green Belt forms part the setting of the Lingfield Conservation 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.

### C: Summary of Consultation Comments applicable to Area for Further Investigation

No comments have been received that are applicable to this Area for Further Investigation.

**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

The Area includes residential dwellings, including converted farm buildings. The majority of the buildings within the Conservation Area, where it is designated as Green Belt, are clearly historic (being 17<sup>th</sup> and 18<sup>th</sup> century buildings as set down in their listings). Others are Victorian in appearance.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

This Area is predominantly undeveloped and comprises fields, some of which have no apparent use, although there are some which appear to be used for grazing of horses.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

If this Area were to be released from the Green Belt, there are public highways which would adequately prevent further sprawl. However the current boundaries comprise the rear boundaries of a number of properties, parts of Church and Station Road as well as tree lines. Based on aerial photographs, in part the Green Belt boundary appears to cut across the rear gardens of properties on New Place Gardens, although it is noted that the Green Belt boundary is aligned with the approved rear boundary of these properties as allowed at appeal under reference TA/97/1019 and permission has not been granted for their use as residential land. It is considered that the boundaries have generally been successful in preventing sprawl.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

The Area for Further Investigation encompasses built-form, which falls within the same settlement, with notable built-up areas to the west/south-west and to the north/north-east. This area does not serve to prevent settlements from merging. However, it does serve to prevent built-up areas within the same settlement from merging.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

The Area includes a mixture of uses, including residential, which do not relate well to the purposes of including land in the Green Belt. The remaining areas of land comprise fields, with a small part used as a cemetery. Many of the fields do not appear to be in any form of active use, but it is apparent that some are used for grazing, and relate well to the purposes of including land within the Green Belt.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

This Area for Further Investigation relates to the eastern end of the Lingfield Conservation Area. There is no appraisal. However, the character of this Area is clearly open and provides a rural setting for the church and the approach to it, as well as including the historic buildings to the east, some of which formed part of a farm. The Conservation Area also includes land, which is designated as Larger Rural Settlement, including part of New Place Gardens. It is only this eastern end of the Conservation Area, which is located within the Green Belt.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

There is no visual evidence of development pressure and this is supported by the planning application search.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

This Area includes a public footpath, which cuts through the area, leading from the built-up area. The land is otherwise predominantly privately owned. As such this area provides some public benefits.

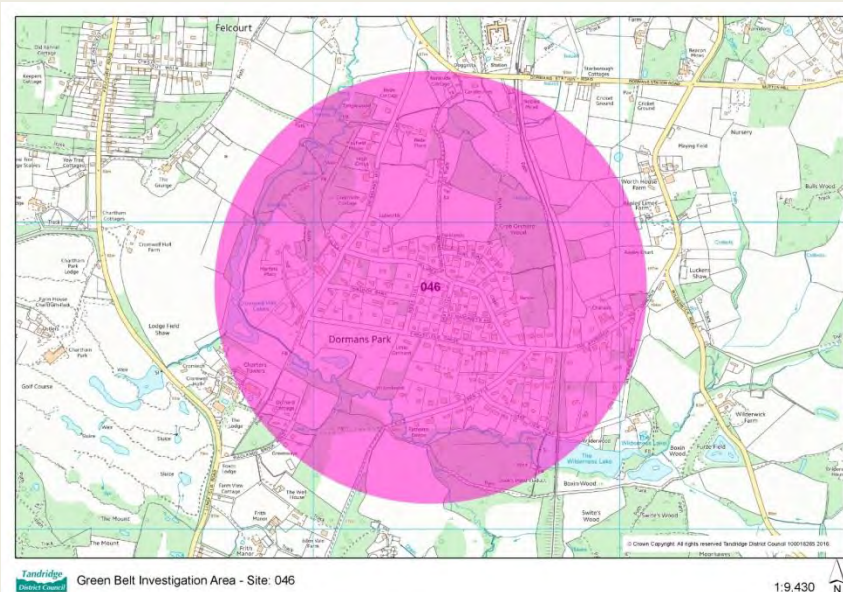
**L: Using all the above information, what is the final conclusion?**

This Area covers the eastern end of the Lingfield Conservation Area. The documentation relating to this Area's designation as Conservation Area does not clearly indicate the reasons for its designation, but it is assumed it relates to the historic layout of the village and the fact that a farm existed on the outer edges of the village, which would be surrounded by open land as a result of its use. The Area for Further Investigation provides a rural setting and approach to the church. It is considered that the siting and scale of the Green Belt in this location serves to prevent sprawl, the merging of built-up areas and encroachment upon the countryside and that this is essential in preserving the setting of this part of the Conservation Area. Whilst built form is visible from within this Area for Further Investigation, overall it is open and makes a notable contribution to the openness of the Green Belt. Additional protection has been considered but it has been concluded that no stronger protection is either necessary or possible. Accordingly, this Area is not recommended to be considered further as part of the Green Belt Assessment.

## Description of Area for Further Investigation:

This Area is located to the south of Lingfield, with Dormansland to its north-east and Felcourt to its west. To the south is East Grinstead, which falls within the adjoining authority's boundary, with the East Grinstead railway line cutting through the eastern side of the Area for Further Investigation. It comprises a private residential estate with detached dwellings. The surrounding land includes fields, but immediately abutting Dormans Park are notable levels of woodland some of which is defined by Ancient Woodland and/or Tree Preservation Orders, with fields beyond.

## A: Map of Area for Further Investigation



## B: Why was this selected as an Area for Further investigation?

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.

## C: Summary of Consultation Comments applicable to Area for Further Investigation

- Western edge, in particular to the west of Swissland Hill forms the edge of the built-up area. It is clearly visible from the open countryside between Dormans Park and Felcourt, including footpaths 426 and 427. Until recently the dwellings were completely hidden from view by woodland. Subsequent tree clearance in some areas has led to some of them being clearly visible in winter months and to a lesser extent during the summer.
- The infilling within the park has been a result of planning policies before it was washed over by Green Belt.
- Land to the south does not fulfil Green Belt purposes. Under purpose 1, Dormans Park is not a large built-up area. Under purpose 2, there is approximately 1km from East Grinstead, so there is a significant gap between the settlements. Further, the presence of Ancient Woodland and potential Site of Nature

Conservation Importance (psNCl) would ensue the settlements do not merge. Under purpose 3, the Ancient Woodland and psNCl would create a permanent Green Belt boundary and protect the countryside from encroachment. There are no historic assets in the area and under purpose 5, there are few redevelopment sites within Tandridge and none in Dormans Park.

- It is an unsustainable location and gains nothing from further consideration. The Council have altered its planning policies in reflection of this.

**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

Dormans Park comprises a private residential estate, predominantly made up of detached dwellings. The age range extends from Victorian onwards with a number of recently constructed dwellings. It comprises a reasonably self-contained estate located in the Green Belt and its setting is that of countryside, comprising fields and areas of woodland.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

Within the residential estate there is limited, if any, undeveloped land. It is however bound by wooded areas, some of which is designated as Ancient Woodland, and fields.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

It was a Green Belt Settlement within which infilling was permitted, however that is no longer the case. Development within the Park was contained within the boundaries, with little, if any sprawl and definitive boundaries could be established which could prevent sprawl.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

Dormans Park is a settlement with the nearest settlements being Lingfield, Dormansland, Felcourt and East Grinstead. It has retained both physical and visual separation from those settlements. However, it is considered that it is the land around and between the settlements, which ensures they do not merge.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

It is a residential estate as such it is not considered to relate well to the purposes. Land around Dormans Park comprises woodland and fields, some of which is in active agricultural use but much of which appears to either be used for the grazing of horses or has no apparent active use, and these uses are considered to relate well to the purposes.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

There is no Conservation Area within this Area for Further Investigation.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

Within Dormans Park it is apparent that it has been subject to development pressure, with a number of dwellings being of relatively recent construction. Properties range in terms of their age with a number clearly pre-dating the Green Belt. Dormans Park has been subject to policies, which have allowed for infilling subject to the proposals complying with various criteria. As such, there have been numerous applications for new dwellings throughout the years. Since this has changed, permissions have been on the basis of very special circumstances.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

Dormans Park is crossed by public rights of way which lead out to the countryside beyond, with linkages through to East Grinstead and Dormansland and as such provides public benefits in line with paragraph 81. However most of this Area is privately owned and primarily relates to a residential estate.

**L: Using all the above information, what is the final conclusion?**

This settlement comprises a private residential estate with relatively large dwellings in a spacious and low density layout. Although this is noted, due to the extent of this Area, the layout of built form and the notable amount of development within it, it does not have an open character and compromises the openness of the Green Belt in this location. It is therefore recommended that this Area be considered further in terms of whether or not it should be inset as part of the Green Belt Assessment.



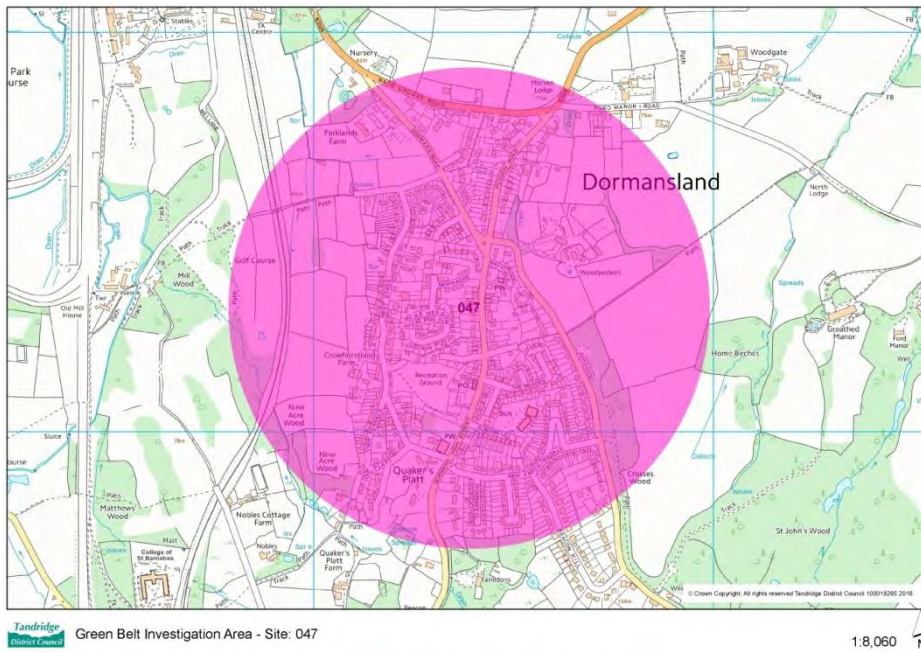
## GBA AREA FOR FURTHER INVESTIGATION NO:

047

### Description of Area for Further Investigation:

This settlement is located in the south-east corner of the District and to the south-east of Lingfield. It comprises a Defined Village in the Green Belt, extending from the south side of Racecourse Road to the south. To the west is the East Grinstead railway line, which is separated from the built-up area by fields. The settlement predominantly comprises residential dwellings, with a mix of type, style and age but includes various non-residential uses, including two public houses, a shop, and offices at its centre. It is bound by fields to its north and west, with a wooded area along part of its eastern boundary, beyond which are fields. To the south, and beyond the Defined Village boundary, are more isolated dwellings on larger plots. Beyond them are fields, wooded areas and a nursery.

### A: Map of Area for Further Investigation



### B: Why was this selected as an Area for Further Investigation?

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.

### C: Summary of Consultation Comments applicable to Area for Further Investigation

The following issues have been raised.

- Development would lead to encroachment, changing the character of the area.
- Discrepancy between assessments. GBA 044 states it is well contained but GBA 045 states it encroaches onto the countryside. The boundary is unchanged

since designation in 1974. There is no evidence that encroachment has occurred around it, with the boundary defined by residential dwelling. It is well contained with tree belts, maintaining separation between the built-up area and surrounding countryside. Distance between Dormansland and Dormans Park is similar to that between Dormans Park and East Grinstead, yet the conclusion regarding the contribution of the Green Belt to keeping the settlements separate is different. Surely that fact that there are trees separating settlements cannot be a material consideration given that trees are not permanent fixtures. Dormans Park is split by the railway and therefore falls into two different parcels which must detract from a proper assessment of the area.

- It is an unsustainable location and gains nothing from being considered further. The Council has altered its planning policies in reflection of this.
- Land to the south of Dormansland should be considered from Green Belt boundary alteration as it is deemed to not fully serve the 5 purposes of Green Belt.

**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

There are notable levels of built form, predominantly comprising residential dwellings, but also a church, public houses, at least one shop and other commercial uses. The majority of development is contained within the Defined Village boundaries and all is set within the Green Belt, with more sporadic and low density built form beyond the Defined Village boundaries set in the countryside.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

Land within the Defined Village boundaries is predominantly built-up. It is the land around the Defined Village, which is predominantly undeveloped, comprising fields and wooded areas.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

Hollow Lane, along the eastern side of the village, acts as a boundary and has contained sprawl. This is reinforced by wooded areas on the eastern side of the highway. To the north Racecourse Road has served to prevent sprawl. The boundary follows the highway (Dormans Road and West Street), in part, but along the western edge follows property boundaries, cutting across the gardens of some properties. Overall it is considered that the boundaries have served to prevent sprawl.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

Land within the Defined Village boundaries does not serve to prevent settlements or built-up areas from merging. However the land around the Defined Village does prevent this village from merging with surrounding settlements, physically and visually.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

The predominant use is residential, which together with the commercial uses do not relate well to the purposes of the Green Belt. On the edges of the Area for Further Investigation is a mixture of uses, including grazing for horses, with agriculture on land to the east in particular. Other green fields do not appear to have an active use. These uses on the land around the Defined Village boundaries relate well to the purposes of including land in the Green Belt.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

There is no Conservation Area within this Area for Further Investigation.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

Dormansland is relatively built-up with residential development spanning a long time period. However, there has been some infilling/small scale redevelopment. Two sites within this Area have been the subject of larger schemes but these have been accepted as appropriate development, comprising either infilling or small scale redevelopment (Mulberry Mews TA/2010/1165). In relation to the former Dormansland Primary School the Planning Inspector allowed the appeal, but the original refusal reasons did not relate to the Green Belt (TA/2002/1667).

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

The village includes public rights of way, some of which lead out to the countryside beyond and a recreation ground; as such the area provides public benefits in line with paragraph 81. No further opportunities have been identified.

**L: Using all the above information, what is the final conclusion?**

Dormansland comprises a Defined Village in the Green Belt. Although semi-rural in appearance, it is a relatively large village, and due to its extent together with the density and amount of development, it does not exhibit an open character. Whilst beyond its boundaries the more sporadic development contributes to an open character, the Defined Village is not considered to contribute to the openness of the wider Green Belt. It is therefore recommended that this Area be considered further as part of the Green Belt Assessment in terms of whether or not it should be inset.

## GBA AREA FOR FURTHER INVESTIGATION NO:

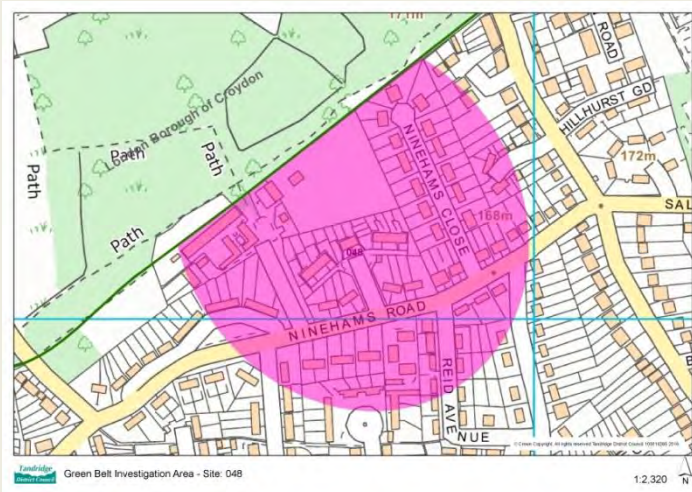
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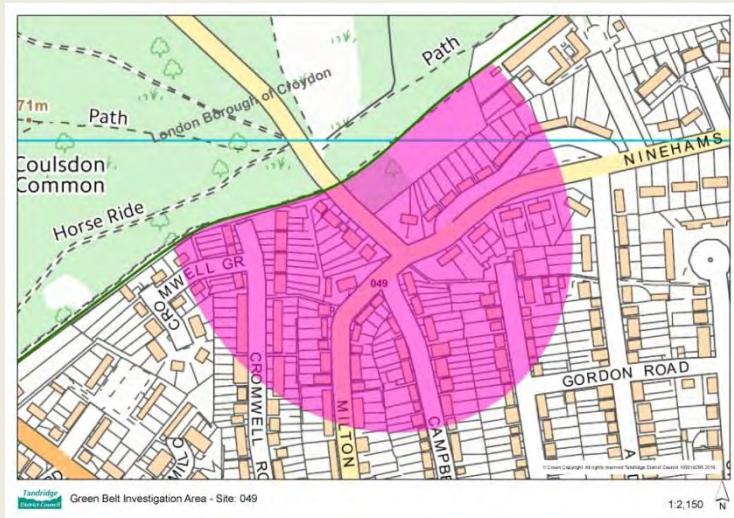
### Description of Area for Further Investigation:

Both Areas AFI 048 and AFI 049 overlook Coulsdon Common within LB Croydon. AFI 048 comprises a small copse with sporadic large and mature trees, with a downward slope in an easterly direction. Built form is located to its east (at a lower level) and to its south, with a number of buildings within its western portion, including single and 2-storey buildings.

AFI 049 comprises a green field, with buildings along its eastern side forming part of the Corporation of London site which serve Coulsdon Common and residential buildings along its southern side. Along its north-western side are trees which form part of the Common. The land includes a downward slope in westerly direction.

### A: Map of Area for Further Investigation





### B: Why was this selected as an Area for Further Investigation?

The size and location of the Green Belt means 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 they do not serve any of the purposes in their entirety they require further consideration as to whether they should form part of the Green Belt.

### C: Summary of Consultation Comments applicable to Area for Further Investigation

Both adjoin Coulsdon Common, and GBA 047 forms an integral part of the Common; it is shown thus on maps displayed by City (of London) Commons, which owns and manages Coulsdon and Kenley Commons. The size and location of these areas 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. The open and undeveloped part of GBA 046 includes many trees and its removal from the Green Belt would be pointless. The assessment states that the "two small spaces between Nineham Gardens are no longer allocated for open space provision and instead there is an access road into the area on the east and the area on the west is not used as public open space." However no textual evidence has been provided for this claim that there have been recent changes to the status and boundaries of GBA 046 & 047. None of the earlier monochrome maps shows these two areas with sufficient clarity to determine whether there was a change in GB status or boundary in 2001. It should be noted that the Merlewood Estate Office is not in the GB; it is located between the two parcels GBA 046 and GBA 047. The two areas GBA 046 and 047 (especially the latter) should be seen as part of Coulsdon Common and not as small isolated pockets of GB within Tandridge. Although there are some buildings in GBA 046 the main Merlewood office and yard are located between GBA 046 & GBA 047.

### D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?

AFI 048 includes a number of buildings within the western section. It also abuts residential development to the east and south.

AFI 049 is bounded by built form along its southern and eastern sides, with the back gardens of the built form along the southern side providing a clear distinction between built form and the green field. The built form bounding the site appears to date from the 40s, 50s and 1980s.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

AFI 048: It includes built form, but with a small enclosure of open woodland.

AFI 049: It comprises a grassed area.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

AFI 048: The built form and their boundaries provide a definitive boundary and this has mostly served to contain development.

AFI 049: The built form and their boundaries provide a definitive boundary and the boundary has served to contain development. However the natural tree line along the north-western side of this area could provide a definitive boundary.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

AFI 048: As the 'boundary' of Coulsdon Common and the common itself allow openness and no other settlements can be seen from this parcel, it does not prevent the merging of settlements. In addition its small scale and location set amongst urban land means that it would not be effective at preventing settlements from merging.

AFI 049: No other settlement can be seen from this Area for Further Investigation, with Coulsdon Common providing an effective barrier. In addition, its small scale and location set amongst urban land means that it would not be effective at preventing settlements from merging.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

AFI 048: This Area does not appear to have a use, apart from as woodland, with no actual use as part of the common being fenced off, which relates well to the purposes of including land within the Green Belt. It appears that the Green Belt in this location provides a visual extension to the common.

AFI 049: This Area does not appear to have a use, apart from providing an informal access to the Common from the rear gardens of those properties which abut the Area.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

There is no Conservation Area in these Areas for Further Investigation.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

The Historic Assessment notes that the area behind Nineham Gardens was not in the Green Belt in 1958, but that both parcels were included in the Green Belt and that they were allocated to provide a Primary and Secondary schools (appropriate development at that time). In 1980 the Whyteleafe Local Plan included a map which showed these two areas as being in the urban area, but in the 2001 Plan they are shown as being within Green Belt.

This area of land has been in and out of the Green Belt over the years. Area 048 has been the subject of a single planning application for a Deputy Superintendent's dwelling associated with the London Corporation; it was required to allow 24 hour back-up. Permission was granted for this dwelling in 1988 (TA/88/933). Area 049 has not been the subject of any planning applications, with no development pressure on the site.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

AFI 048: This area of land is fenced off and provides no public benefit other than a visual benefit and contributing to the setting of the common.

AFI 049: This area of land includes a single informal footpath from the Common which leads to the back gardens to those properties to the south, providing access from those gardens to the Common.

**L: Using all the above information, what is the final conclusion?**

AFI 048: This Area is open in appearance and due to the layout and topography of the locality makes a contribution to the essential characteristic of the Green Belt. Whilst due to its small scale and location set amongst urban form it does not prevent settlements from merging or safeguard from encroachment, it has made a contribution to the prevention of sprawl in that limited further development has spread out from Caterham. In light of this and, its contribution to openness and relationship with the Common, of which it visually forms part, this Area for Further Investigation is not recommended to be considered further.

AFI 049: This Area has served to contain built form and has prevented sprawl however given its small scale and location set amongst urban form, its effectiveness in preventing sprawl, settlements from merging and safeguarding from encroachment upon the countryside, is considered to be very limited. Furthermore, this Area is bounded by development, resulting in a sense of containment, which is further reinforced by the tree line. As such, this Area for Further Investigation is not considered to contribute towards openness. Based on the above conclusions it is recommended that be considered further in Part 3 of the Green Belt Assessment in terms of whether or not exceptional circumstances exist.

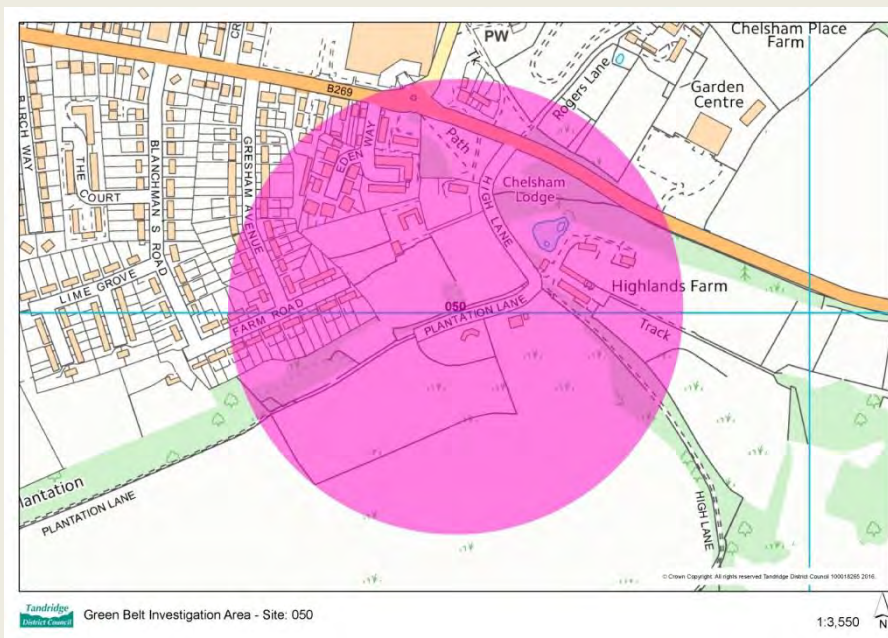
## GBA AREA FOR FURTHER INVESTIGATION NO:

050

### Description of Area for Further Investigation:

This Area is located on the south-west edge of Warlingham, to the south of the Limpsfield Road. It abuts dense residential development to the west/north and comprises stabling, a sand school and a field. To the north/north-east is a care home and to the east is a residential dwelling. Land to the east of the built-up area is open and has the character of common land, with wooded areas beyond.

### A: Map of Area for Further Investigation



### B: Why was this selected as an Area for Further investigation?

This was selected as an Area for Further Investigation following third party comments (see below).

### C: Summary of Consultation Comments applicable to Area for Further Investigation

The land around Galloway Lodge is located against the existing confines of the settlements and there is mature landscaping against the eastern and southern boundaries which means that any encroaching effects are not noticeable outside the immediate vicinity. From this part of the area, there are no views to the neighbouring settlements and therefore it would not be visually harmful to the setting of the Green Belt. The woodland and the golf course provide defensible boundaries which are effective at preventing urban sprawl further south of the site. Therefore due to the natural landscape features and moderate role the area plays in serving the Green Belt purposes, it should be identified as an additional Area for Further Investigation.



<b>D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?</b>
Residential dwelling, stables and a sand school are sited within but close to the edge of the Green Belt.
<b>E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?</b>
The Area includes a field, which appears to provide grazing for horses.
<b>F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.</b>
To the south and east are public rights of way which abut the Area, with the southern right of way being at a lower level. Existing boundaries comprise the residential boundaries, serving the flats and dwellings abutting this Area and these appear to have prevented sprawl.
<b>G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?</b>
Given the scale and siting of this Area and its distance from the nearest settlements/built-up areas, it is not considered to serve this purpose of including land within the Green Belt.
<b>H: What is the current use of the land and how does this relate to the purposes of the Green Belt?</b>
Part of this Area for Further Investigation serves residential purposes, which is not considered to relate well to the purposes of including land in the Green Belt. However, the remainder of the Area appears to be used in relation to horse riding and grazing and relates well to the Green Belt purposes.
<b>I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.</b>
There are no Conservation Areas within this Area for Further Investigation.
<b>J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.</b>
This Area was subject of a planning application in 2014 for its redevelopment to provide housing (TA/2014/1568), which was refused permission. The existing dwelling dates from the mid-1980s and replaced a bungalow, which is stated to have been in existence in 1956.
<b>K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?</b>
This Area is privately owned and therefore does not provide public benefits. The wider Area for Further Investigation includes land which comprises common land, with informal paths running across it as well as public rights of way bounding the Area on two sides.

**L: Using all the above information, what is the final conclusion?**

This Area is adjacent to the built-up area of Warlingham at its south-eastern corner. Although it contains a dwelling, stabling and sand school, the land is otherwise open and undeveloped and it is considered that the Green Belt in this location has safeguarded from encroachment into the countryside and prevented sprawl from the built-up area it abuts. Therefore, this Area for Further Investigation is considered to serve the purposes of including land in the Green Belt effectively and should not be considered further as part of the Green Belt Assessment.

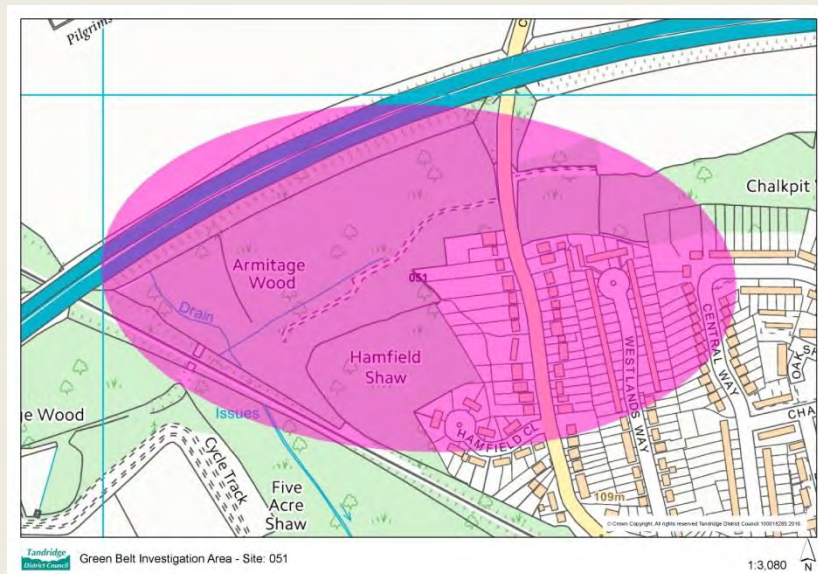
## GBA AREA FOR FURTHER INVESTIGATION NO:

051

### Description of Area for Further Investigation:

This Area for Further Investigation is located on the north-west edge of Oxted and immediately south of the M25. It is roughly triangular in shape, with the East Grinstead railway line abutting its western side and Chalkpit Lane abutting its eastern side. It comprises a wooded area with hardstanding and abuts residential dwellings to its south/south-east. The area has been designated as Ancient Woodland, in part, and includes two areas of blanket Tree Preservation Orders.

### A: Map of Area for Further Investigation



### B: Why was this selected as an Area for Further Investigation?

This was selected as an Area for Further Investigation following third party comments (see below).

### C: Summary of Consultation Comments applicable to Area for Further Investigation

The Government has announced that areas around train stations are considered sustainable and should be considered. As such areas near Oxted Station should be considered for further investigation. Further, sustainability extends to sites which best meet the needs of the elderly population in that they are flat and walking distance to shops. Areas in the GB that meet this should be an Area for Further Investigation.

### D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?

No built form is apparent aside from a stretch of hardstanding.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

The Area for Further Investigation is predominantly undeveloped, including woodland with some open clearings.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

To the north the M25 could form a definitive boundary, whilst to the west is the railway line, which similarly could provide a definitive boundary. However the current Green Belt boundary is along the rear/side boundary of the residential dwellings along Chalkpit Lane and Hamfield Close, although it is noted that permission was granted in 1979 allowing the extension of the rear gardens of numbers 8-11 Hamfield Close into this area.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

Given the siting, scale and separation from other settlements, it is not considered to serve the purpose of preventing settlements or built-up areas from merging.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

The Area for Further Investigation includes a small section of residential garden land, which does not relate well to the purposes of including land within the Green Belt. The remainder of the Area is wooded with no apparent use and relates well to the Green Belt purposes.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

There are no Conservation Areas within this Area for Further Investigation.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

No development pressure is evident aside from an application granting permission for the change of use of part of this woodland to residential garden land, serving properties on Hamfield Close (TA/79/934).

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

This is privately owned land with no public rights of way, nor is any informal public use evident. However it is considered that its siting between residential dwellings and the M25 and the fact that it is tree covered, means that it is likely to mitigate noise levels.

**L: Using all the above information, what is the final conclusion?**

Overall, this Area for Further Investigation is considered to serve the purposes of including land within the Green Belt effectively. It prevents the unrestricted sprawl of large built-up areas and safeguards from encroachment upon the countryside, whilst making a notable contribution to the openness of the Green Belt in this location. Accordingly, it is not recommended that this Area be considered further as part of the Green Belt Assessment.

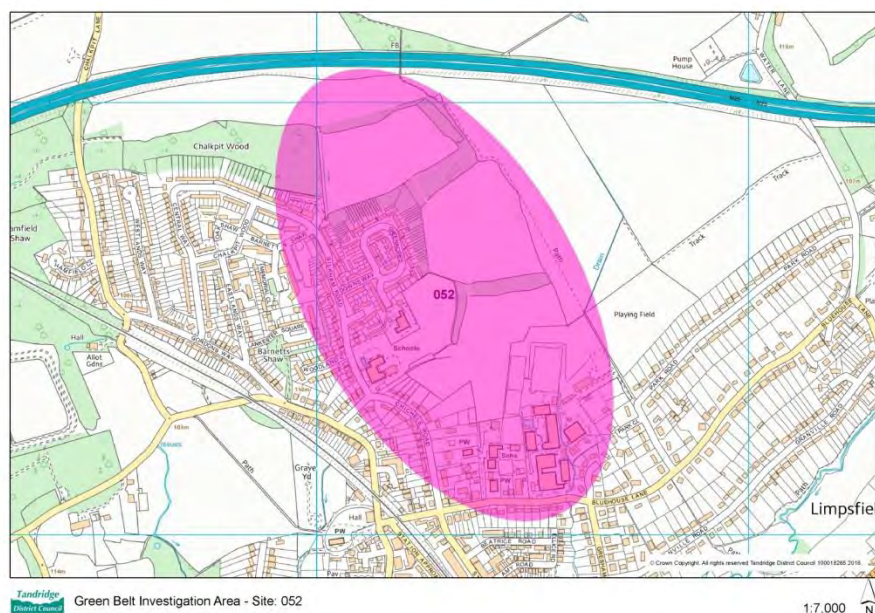
## GBA AREA FOR FURTHER INVESTIGATION NO:

052

### Description of Area for Further Investigation:

This Area comprises fields to the north of Oxted and south of the M25 with intermittent wooded areas. Land levels generally slope upwards towards the M25. The Green Belt abuts the built-up area of Oxted, including residential dwellings and 4 schools, and in part the residential gardens of some properties. Some of the wooded areas are designated as Ancient Woodland and there are blanket Tree Preservation Orders covering most of this woodland.

### A: Map of Area for Further Investigation



### B: Why was this selected as an Area for Further Investigation?

This was selected as an Area for Further Investigation following third party comments (see below).

### C: Summary of Consultation Comments applicable to Area for Further Investigation

The Government has announced that areas around train stations are considered sustainable and should be considered. As such areas near Oxted Station should be considered for further investigation. Further, sustainability extends to sites which best meet the needs of the elderly population in that they are flat and walking distance to shops. Areas in the GB that meet this should be an Area for Further Investigation.

### D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?

There is limited built form within this Area, with most of it abutting the Green Belt boundary. However, the Green Belt boundary, in part, cuts through residential curtilages and there are outbuildings and facilities within these parts of the Green Belt, as well as a school building and a clinic.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

This Area is predominantly open and undeveloped, comprising fields, mostly grassed and tree lined, before opening out and becoming hedge lined further east.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

The M25 extends across the northern edge of this Area and could prevent sprawl. The current Green Belt boundary extends along the curtilages of properties, which about the Green Belt, or cuts through the rear gardens. The boundaries have largely served to contain development with the exception of outbuildings/ancillary features associated with the dwellings that include curtilages washed over by the Green Belt.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

Given the siting, scale and separation from other settlements, it is not considered to serve the purpose of preventing settlements or built-up areas from merging.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

A limited part of this Area comprises the rear gardens serving residential dwellings on Greenacres and Chichele Road; a use which does not relate well to the purposes. However the majority of the land appears to have either an active agricultural use, being used to grow hay/grazing for cattle, or has no apparent active use, and these uses are considered to relate well to the purposes of including land in the Green Belt.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

There are no Conservation Areas within this Area for Further Investigation.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

Historically permission was granted for the use of parts of the woodland as amenity areas serving the dwellings which backed onto them. The reports relating to these applications note that these and other woods were preserved to retain a sound barrier between the M25 and the residential properties (TA/80/306 and TA/78/995). This Area has been subject to limited pressure, although a screening opinion was submitted in relation to a part of the overall site, seeking an opinion regarding a residential scheme (TA/2013/154/EIA).

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

This Area for Further Investigation comprises privately owned land, but it is apparent that there is some informal use by the public. In addition, public rights of way cover some parts of this Area and the wooded areas serve to provide benefits by mitigating noise levels from the M25.

**L: Using all the above information, what is the final conclusion?**

Overall it is concluded that this Area for Further Investigation serves the Green Belt purposes effectively. Whilst it is not considered to serve purposes 2 or 4, it has effectively prevented sprawl from Oxted and safeguarded the countryside from encroachment. Whilst the section extending between the playing fields serving Oxted School and Downs Way and St Marys has the most notable amount of built form within it, including a school building, clinic and tennis court, the land beyond is predominantly undeveloped and open in character and overall, it is considered to contribute to the openness of the wider Green Belt. As such, this Area for Further Investigation should not be considered further as part of the Green Belt Assessment.

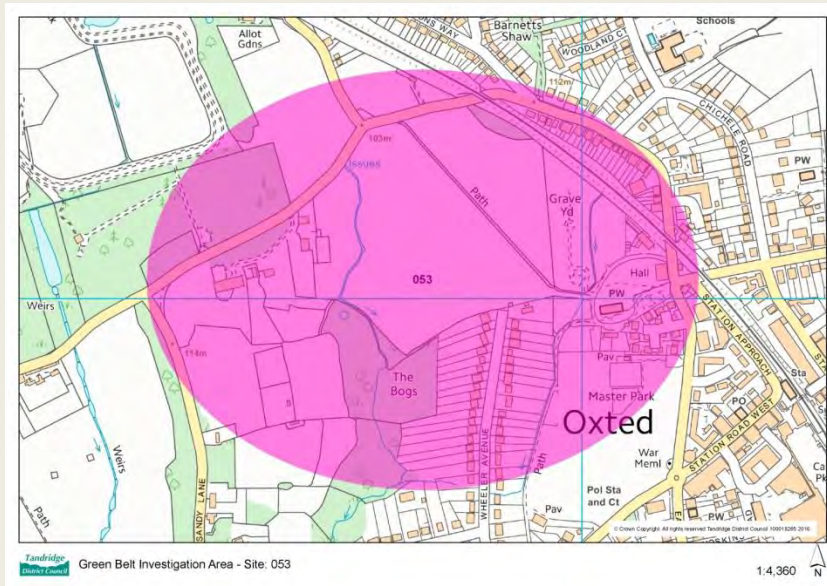
## GBA AREA FOR FURTHER INVESTIGATION NO:

053

### Description of Area for Further Investigation:

This Area for Further Investigation is located on the western edge of Oxted and west of the East Grinstead railway line. It includes a large field which is tree and hedge lined. The south-eastern corner of this Area includes a church, a church hall and a cemetery. It abuts the urban area of Oxted along its north-eastern side, with the urban area cutting into the Green Belt, whilst immediately to the south are residential properties, a car park and Master Park. To the south-west is a wooded area designated as Ancient Woodland, whilst to the west it is wooded but contains sporadic housing and a care home. To the north are further fields/wooded areas and isolated dwellings.

### A: Map of Area for Further Investigation



### B: Why was this selected as an Area for Further investigation?

This was selected as an Area for Further Investigation following third party comments (see below).

### C: Summary of Consultation Comments applicable to Area for Further Investigation

The Government has announced that areas around train stations are considered sustainable and should be considered. As such areas near Oxted Station should be considered for further investigation. Further, sustainability extends to sites which best meet the needs of the elderly population in that they are flat and walking distance to shops. Areas in the Green Belt that meet this should be an Area for Further Investigation.



**D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?**

In the south-eastern corner the Area includes a church and a church hall. The church is historic and is on the edge of the Green Belt, whilst the church hall dates from the mid to late 2000s. The church and church hall are set in an area of land bound by built form with the cemetery being adjacent to open countryside.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

The Area is predominantly undeveloped, comprising fields and wooded areas.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

The existing boundaries extend around the boundaries of the church, church hall and cemetery, along the edge of the railway line and the flank boundaries of properties sited on Wheeler Avenue. There is limited development/built form within this Area and as such it is considered that it has served to prevent sprawl from Oxted.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

The Area is bound by built form falling within the urban area of Oxted to its south and beyond the railway line along its north-eastern edge. This Area does not therefore prevent settlements from merging. However, it is located between two built-up areas forming part of the same settlement and the railway line, which largely obscures views of the built form beyond, and has prevented these two areas coalescing.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

The Area has various uses. One is the church, the church hall and the cemetery, which are not considered to relate well to the purposes of including land in the Green Belt.

It also includes an active agricultural use, which relates well to the purposes of including land in the Green Belt. In addition the use of the fields and woodland beyond the field west of the church are considered to relate well to the purposes

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

The nearest Conservation Area is separated from this Area by Master Park and built form.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

Within the Green Belt and beyond this field west of the church, permission has been granted for a replacement dwelling which was considered to be inappropriate development due to its size. However the demolition of a large building was considered to off-set this and as such represented very special circumstances. The replacement of the church hall, which constituted inappropriate development, was originally permitted on grounds of very special circumstances. These included a

lack of alternative sites, the opening of views of St Marys Church, a listed building, and improvements to its setting, as well as considerable community benefit (TA/2003/760 and TA/2006/496). This site has been subject to an EIA screening opinion relating to a residential scheme for a retirement village (TA/2012/577/EIA).

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

The field is bisected by a public bridleway, which connects with other parts of Oxted. In addition, it is apparent that there is some informal use of the field by the public. In addition a public footpath extends through the church grounds.

**L: Using all the above information, what is the final conclusion?**

Whilst a section of this Area includes relatively high levels of developed land, overall it is predominantly open and undeveloped. The Green Belt boundary has prevented sprawl from Oxted, a large built-up area, and as such it is considered to serve purpose 1 of including land within the Green Belt. The Area is countryside by definition and in character and it has served to prevent encroachment upon the countryside. Although this Area is abutted by urban areas to the north and south, the tree line and railway line largely prevent the residential development along Barrow Green Road from being visible, so that there is physical and visual separation between these two built-up areas that form part of the same settlement. The Green Belt within this Area has served to ensure these two built-up areas do not merge. Accordingly it is considered that this Area should be ruled out from further consideration as part of the Green Belt Assessment.

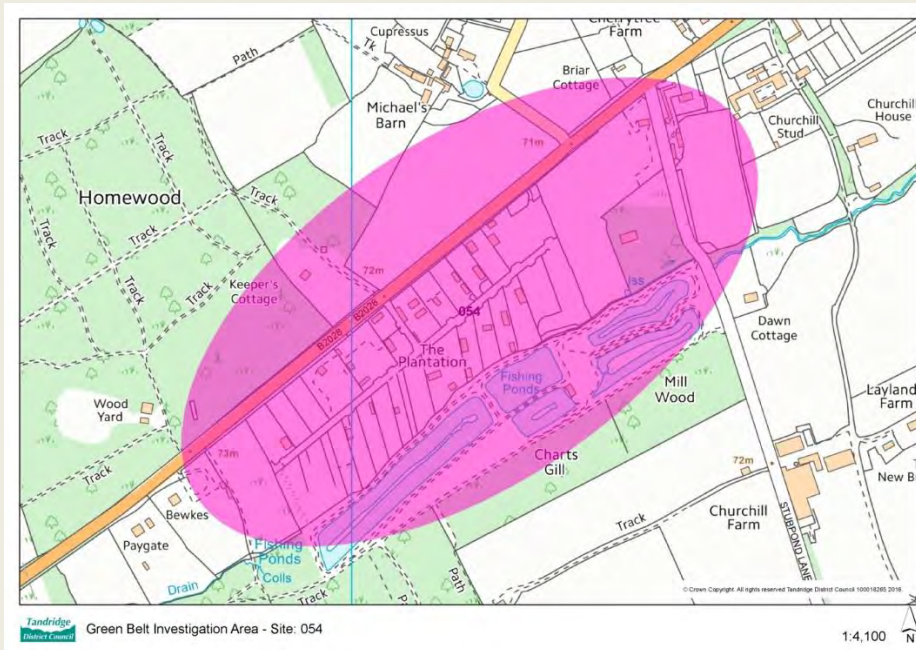
## GBA AREA FOR FURTHER INVESTIGATION NO:

054

### Description of Area for Further Investigation:

The Area is located on the south side of West Park Road and to the west of Stubpond Lane. This Area primarily accommodates a mix of Gypsy and Traveller pitches and Travelling Show People's plots with associated vehicles and fairground equipment. The pitches and plots are contained by fencing, trees and hedging with hardstanding, walls and fencing within as well as a high number of mobile homes and some other buildings. To the south are lakes, which are used for angling with wooded areas to the north-west, south-west and south-east and fields to the north/north-east.

### A: Map of Area for Further Investigation



### B: Why was this selected as an Area for Further Investigation?

The Area was identified through discussion in an officer workshop considering the need for further investigation of Green Belt areas from a development management perspective.

### C: Summary of Consultation Comments applicable to Area for Further Investigation

No comments have been received that are applicable to this Area for Further Investigation.

### D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?

This Area includes a number of single storey buildings, hardstanding, fencing but the predominant feature is that of mobile homes stationed across both the Gypsy and Traveller and Travelling Show People sites.

**E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?**

Within the Area for Further Investigation, there is very limited undeveloped land, with the exception of some paddocks contained by development. Beyond this, the land primarily comprises countryside both by definition and in character and appearance.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

This Area is bounded by West Park Road to its north, Stupbond Lane to east, with ponds/lakes to its south and woodland to its west. It is considered that these could constitute defensible boundaries and could contain existing development.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

Due to siting and scale the Area does not serve to prevent settlements or built-up areas from merging.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

This Area predominantly serves to provide pitches and plots for Travellers, providing residential accommodation in addition to storage of fairground rides and equipment. The use of this land does not relate well to the purposes of including land in the Green Belt.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

There is no Conservation Area within this Area for Further Investigation.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

The main Travelling Showpeople site was originally permitted in the early 1990s (TA/92/417), having been refused permission and with the appeal recommended to be dismissed by Planning Inspector, it was allowed by the Secretary of State. The Secretary of State acknowledged that there was a need for accommodation for Showmen within the London and Home Counties area, which would be resolved by permitting the proposed site and concluded that substantial efforts had been made to demonstrate that no suitable alternative sites existed. An extension to the site was permitted to its east (TA/2001/1123) on the basis of very special circumstances relating to the continued need for Travelling Showpeople accommodation.

In addition, permission has been granted for the stationing of a 2-storey mobile home (TA/2012/1656) on the grounds that the plot was too narrow to accommodate a conventional twin unit, the needs of the family and the general lack of available accommodation for Travelling Showpeople. Prior to that permission was granted for 4 plots serving Travelling Showpeople (TA/2010/1477) on the area of land sited between the existing plots on the basis that there was a need for a suitable Travelling Showpeople site and the lack of alternative sites elsewhere.

Temporary permission was granted at appeal (TA/2008/1253) for the change of use at the far west of this area to provide 6 pitches to be used as a private caravan site. This was allowed on the basis of very special circumstances relating to the need for additional gypsy caravan site pitches, nationally, regionally and locally, with need in Tandridge carrying substantial weight. Temporary permission was given until the selection of the best possible sites could be made through a subsequent

Development Plan Document. Furthermore, weight was given to the fact that 3 pitches would be occupied by Gypsies and Travellers currently in unauthorised encampments.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

There is a public right of way along Stubpond Lane, but otherwise the Area comprises privately owned land.

**L: Using all the above information, what is the final conclusion?**

Whilst the Area for Further Investigation is countryside by definition and land around the site displays a countryside character, due to the notable level of development the site does not exhibit an open character or make a contribution to the openness of the wider Green Belt in this location. Although mostly low key and contained, development has resulted in the encroachment upon the countryside, is unconnected to any settlements and post-dates the Green Belt's designation. Furthermore, the use of the majority of this Area for residential caravan stationing as well as storage of fairground equipment does not relate positively to the purposes of including land within the Green Belt or support its essential characteristics. The site is bounded by lakes to the south, highways to the north and east and woodland to the west and it is considered that these could provide defensible boundaries. In light of this, this Area for Further Investigation is recommended to be considered further as part of the Green Belt Assessment.

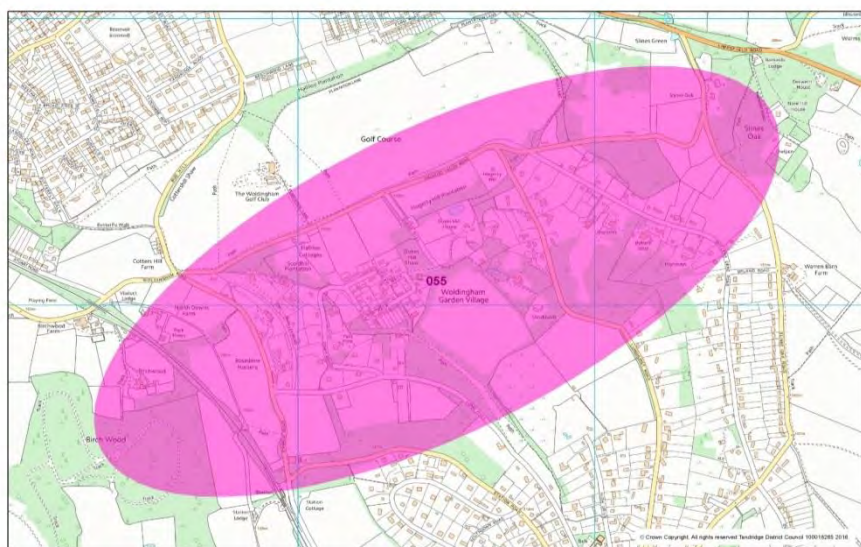
## GBA AREA FOR FURTHER INVESTIGATION NO:

055

### Description of Area for Further Investigation:

This Area for Further Investigation is located between the settlements of Woldingham and Warlingham. The upper hillsides included bands of woodland, whilst the lower slopes comprise fields/grassland bounded by a mixture of trees and hedging. A notable part of this area serves as a golf course, with the associated building, whilst there are isolated and sporadic residential dwellings in the intervening area, mostly on the hillsides.

### A: Map of Area for Further Investigation



### B: Why was this selected as an Area for Further Investigation?

The Area was identified through discussion in an officer workshop considering the need for further investigation of Green Belt areas from a development management perspective.

### C: Summary of Consultation Comments applicable to Area for Further Investigation

No comments have been received that are applicable to this Area for Further Investigation.

### D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?

Built form in this Area includes isolated dwellings of varying ages and the golf course building, which dates from the early 1990s.

### E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?

This Area predominantly comprises open and undeveloped land with fields which are tree and hedge lined and a sloping topography. The Area also includes some wooded hillsides.

**F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.**

The Green Belt boundaries primarily follow the boundaries of the residential properties and around Warlingham, generally along the ridge. Woldingham includes a greater level of built form within the Green Belt, but its boundaries similarly follow that of residential properties. It is considered that the boundaries have served to contain existing development and prevent sprawl.

**G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?**

This Area is located between the settlements of Warlingham and Woldingham. Built form extends part way down the hillsides of both areas, but it is generally relatively isolated and sporadic. An intervening valley contains the golf course. Built form relating to the separate settlements is visible from within the Area for Further Investigation and it is considered that this area serves to prevent these two settlements from merging.

**H: What is the current use of the land and how does this relate to the purposes of the Green Belt?**

This Area contains a mix of uses, including residential which does not relate well to the purposes. In addition there is a golf course, an outdoor sport and recreation use, which together with the agricultural use relates well to the purposes.

**I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.**

The nearest Conservation Area is within the urban area of Woldingham and the separation distance is such that the Green Belt is not considered to contribute towards its setting.

**J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.**

Permission was granted for the use of part of this Area as a golf course TA/89/253, which involved the removal of farm buildings and mobile homes.

**K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?**

This Area predominantly comprises privately owned land with some public rights of way.

**L: Using all the above information, what is the final conclusion?**

This Area comprises a valley, which separates the settlements of Warlingham and Woldingham, with residential dwellings on the north and south facing hillsides, albeit sporadic. The intervening Green Belt serves to prevent sprawl and prevents the two settlements from merging as well as safeguards from encroachment upon the countryside. Overall, the Area has retained an open and undeveloped character and makes a notable contribution to the openness of the Green Belt. As such, it is not recommended for further consideration as part of the Green Belt Assessment.