

# **APPENDIX E: SETTLEMENT ASSESSMENTS**

## E.1 Introduction

E.1.1 This Appendix sets out the assessment on the settlements within the district. The adopted methodology requires the GBA to assess the role of the Green Belt as it currently stands, and identify how effectively it serves the purposes of the Green Belt as set out in the NPPF.

E.1.2 Whilst the methodology recognises that it was not always possible to encapsulate entire settlements within assessment parcels, the parcel assessments (as set out in Appendix D) have taken account of the settlements and how they serve the purposes of the Green Belt.

E.1.3 As such, the settlement assessments and this Appendix will focus on the following points that the methodology required from the settlement assessments:

- Density of buildings in the settlement;
- Built form of the settlement;
- Contribution to the openness of surrounding Green Belt when considering local context;
- Are there any other mechanisms which apply in the area, which protect the character i.e. conservation area, etc.?

E.1.4 The settlements that have been assessed were set out in the methodology. However, whilst carried out the settlement assessment, additional settlements were identified and have been including in the final list, as below:

### **Defined Settlements in the Green Belt:**

- Bletchingley
- Blindley Heath
- Dormansland
- Felbridge
- Godstone
- Old Oxted
- South Godstone
- South Nutfield
- Tatsfield

### **Other Settlements in the Green Belt:**

- Domewood
- Dormans Park
- Horne
- Limpsfield Chart

- Nutfield
- Tandridge

#### **Settlements that are inset<sup>1</sup> from the Green Belt:**

- Caterham (Caterham Valley, Caterham-on-the-Hill)
- Whyteleafe
- Warlingham
- Oxted
- Hurst Green
- Limpsfield
- Woldingham
- Lingfield
- Smallfield

#### **Additional Settlements considered:**

- Burstow
- Outwood
- Crowhurst
- Chaldon
- Farleigh
- Fickleshole

E.1.5 It is also important to note, in line with the methodology, that the relationship of the settlements that are ‘inset from the Green Belt’ will only be considered in the context of their relationship to the Green Belt.

## **E.2 Bletchingley**

E.2.1 Bletchingley is centred along the A25, with the Conservation Area located at the junction between Church Lane, the A25 and Outwood Lane. The settlement is located on a hill above the surrounding countryside that forms part of the setting of the settlement, sloping downwards to the south at a greater incline than northwards. The settlement is unusual in that it is comprised of three distinct areas with different concentrations of development: the housing estate on Rabies Heath Road, the historic core of the settlement & Conservation Area, and a further concentration of development to the west around Clare Cottages Crescent Road and Barfields.

E.2.2 The character and setting of these three areas as well as their relationship with the Green Belt varies substantially. Beginning in the eastern half of the

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<sup>1</sup> Inset means not within the Green Belt. Please see glossary for further information on definitions.

settlement, the large concentration of development at the housing estate along Rabies Heath Road presents substantial concentration of built form within the Green Belt. However, from the outer fringes, there are some views outward into the countryside, and travelling along the A25, the settlement feels like it is ribbon development and open in its nature.

- E.2.3 Towards the centre of Bletchingley is the historic core of the settlement and a designated Conservation Area. This area is vastly different from the housing estate, comprised of many historic buildings and dwellings. St Mary's Church is located here and the spire is visible from the surrounding countryside. The area is a lot more open, with substantial views afforded from many points of the Conservation Area into the Green Belt. Along Church Lane to the north the dwellings and Church are set among open fields, with the golf course beyond the settlement boundaries.
- E.2.4 The more recent development at Clerks Croft (as set out in Appendix A – Historic Assessments under South of the Downs Local Plan 1986) is outside the Conservation Area. The residential development is low density and set in wider open countryside. Between the moderately sized dwellings are open spaces and gaps that lead directly onto the fields beyond. However, the area remains a concentration development in the Green Belt and does detract partially from the openness of the wider area. This also means that the setting of the conservation area to the north is set among more recent development.
- E.2.5 The north eastern areas around Court Lodge Farm remain comparatively open within the wider Green Belt; there are also open views from the Settlement Hall and Red Lion Pub northward into the countryside. Playing fields on the edge of the Conservation Area assist in the openness of the settlement; one is located adjacent to Stychens Lane, another at Grange Meadow Sports Ground, although these fall outside of the defined settlement boundary.
- E.2.6 Along Outwood Lane some buildings are excluded from the Conservation Area. However, the south of the Conservation Area is partially open from the outlying edges due to the views of the fields and gardens, which help to blur the transition between the extent of the defined settlement and the wider countryside.
- E.2.7 Further west the area is similar in character to a semi-rural area; some housing and built form. The openness of this area is compromised by the presence of numerous dwellings, frequently set in development patterns that are self-contained making outward views limited. Two examples of this are at Clare Cottages and along Crescent Road. However, this area is well screened and self-contained and as such, the settlement is not a dominant

urban area in the countryside that has an impact on the openness of the Green Belt.

## Conclusion

- E.2.8 The three areas of the settlement have different characters and so their setting and relationship with the Green Belt are also different. The first area is considered to be less open due to the substantial concentration of development within the area. However, it is only a small part of the settlement, which in the main is generally open in its character due to the open spaces within the settlement. In contrast, the historic core and Conservation Area has views to the countryside, which assist in its setting and special character. The western part of the settlement is in keeping with a semi-rural area. Although the settlement is screened by natural features and well contained it still feels quite open due to open spaces, views of the countryside and an appearance of limited built form. The Green Belt plays a key role to the Bletchingley Conservation Area in providing views to and from it and of the open countryside. To understand the importance of the Green Belt to the Conservation Area, it has been identified as an area for further investigation (this area is labelled 027 on the map in Appendix F).

## E.3 Blindley Heath

- E.3.1 Blindley Heath is a defined settlement along the A22. The settlement has no historic core or Conservation Area and although it is small, contains some substantial concentrations of development. Featherstone and St John's Meadow are prominent examples with built form extending west from the A22 into the Green Belt. The pattern of development around these housing estates is largely self-contained and although there is an area of open space in front of the dwellings it has no relationship with the wider countryside and is surrounded by development on all sides.
- E.3.2 A number of large commercial premises are found south of Featherstone fronting the road. Systems House is two story premises. Adjacent to Systems House is a larger industrial building of considerable size and built form, as well as hard standing for car parking.
- E.3.3 The eastern flank of the settlement is predominately residential development of reasonably low density; some have outward views into the open countryside. In the southern area of the settlement is a larger scale redevelopment at the Cottenhams Site, including multi-story dwellings (more detail is provided in Appendix A – under Blindley Heath, Surrey County Development Plan 1958) that are a prominent feature visible from the

surrounding fields. Beyond this area are a large pub / restaurant, a petrol station and some more dwellings. Cumulatively they represent a substantial amount of built form, reducing openness both within the immediate locality and in the wider area.

### Conclusion

- E.3.4 The settlement contains areas of substantial development that are of a considerable size and prominent in the Green Belt. Therefore the settlement reduces the openness of the Green Belt and has been identified for further investigation (this area is labelled 033 on the map in Appendix F).

## E.4 Dormansland

- E.4.1 Dormansland is one of the larger defined settlements located in the south of the District. The settlement is primarily comprised of dwellings, although there is also a church, a school, and a shop. The majority of dwellings in the settlement are of modest size, but at reasonably high densities, particularly in the central and southern neighbourhoods.
- E.4.2 The settlement is largely screened from view from the surrounding Green Belt in the eastern and southern areas and is generally unobtrusive in the surrounding countryside as there is a clear definition from built form to countryside. However as the area's character and setting is more typical of an urban area rather than countryside, its openness is reduced.
- E.4.3 The settlement does not contain a Conservation Area.

### Conclusion

- E.4.4 Dormansland as a whole encroaches on the countryside due to the presence of so much built form. Some natural features such as trees, woodlands, hedges and the topography help to screen the settlement from a number of views, but nonetheless it is a substantial concentration of development in the Green Belt. As such, this area has been identified for further investigation (this area is labelled 047 on the map in Appendix F).

## E.5 Felbridge

- E.5.1 The settlement of Felbridge is located in the far south of the District on the border with Mid Sussex. The settlement extends along Copthorne Road, Crawley Down Road and London Road. The built form in the settlement stretches out along Copthorne Road in a ribbon development pattern.

Further buildings branch out north and south along Mill Lane and Rowplatt Lane respectively. A concentration of dwellings is also present between Copthorne Road, Rowplatt Lane and Crawley Down Road, accessed from various small roads and closes. Felbridge Primary School is also located here.

E.5.2 Built form within the settlement is predominantly dwellings although in the southern areas of the settlement are a small number of commercial premises, and Whittington College providing sheltered housing. Additional development around two roads, The Limes and The Glebe, stretches eastward into the surrounding countryside. Whilst it is recognised that these are fairly open in a similar way to Bletchingley, the area for further investigation (area 041) stretches across Felbridge. As such, this will be something that will need to be explored further.

E.5.3 The character and setting of built form in the settlement varies. Development is generally at a low density, often screened by tall hedgerows and trees. In most places within the settlement, openness is restricted by the presence of substantial development; this is heightened by the settlement's ribbon development layout. Some areas within the settlement are distinctly urban in nature and detract from the open character of the surrounding countryside within the Green Belt.

E.5.4 There is no Conservation Area in Felbridge.

### Conclusion

E.5.5 Felbridge is a large concentration of development in the Green Belt, and has seen some expansion since the designation of the Green Belt through infilling. The settlement layout is in the form of ribbon development along Copthorne Road but also branching out along Rowplatt Lane and Mill Lane. Development in Felbridge varies in character and size. Along Mill Lane and Copthorne Road dwellings are generally set slightly back from the road and often screened by hedges and trees, limiting their impact on the countryside.

E.5.6 However, along Rowplatt Lane dwellings are set closer to the road and closer together, encroaching more on the countryside and the openness of the settlement. Although, it is recognised that densities here are generally low and that dwellings are set in generous sized plots, often with substantial natural screening, there nonetheless remains a large number of dwellings here that cumulatively impact on the openness of the settlement. As such, the settlement has been identified as an area for further investigation (this area is labelled 041 on the map in Appendix F).

## E.6 Godstone

- E.6.1 Godstone is a settlement in the Green Belt located west of Oxted. Development in the town is in a number of forms; predominately residential but there are a number of commercial properties and other uses including a large builder's yard; shops, pubs, a petrol station and a fire station.
- E.6.2 Within most of the central and northern areas the majority of the settlement is considerably built up with very little real relationship with the surrounding Green Belt. Because the settlement is largely self-contained openness is greatly reduced in these areas although one exception is at Selbourne Square, a modest sized area of open space with some views possible east and north into the surrounding countryside.
- E.6.3 A historic core and Conservation Area is located in the southern area of the settlement around the Green. As detailed in the parcel assessment (set out in Appendix D) the Green Belt is not considered to play a major role in preserving the setting and special character of Godstone Green Conservation Area due to the presence of surrounding development adjacent to most of the area. However, it is recognised that the parts around the White Hart Pub and settlement Hall have a relationship with the open fields to the east (bay Pond area) that complement the Conservation Area's setting.

### Conclusion

- E.6.4 The settlement of Godstone has been built up over the years, and as such has become more urban in character, prominent in the area and visible from the A25. Apart from the White Hart Pub and settlement Hall, which have a relationship with the open fields, the rest of the Conservation Area is surrounded by development within the settlement, which limits its openness. Openness is also reduced in the immediate locality due to the presence of a considerable amount of built form; this is prominent in the fields to the north east and north west. As such, the settlement of Godstone has been identified as an area for further investigation (this area is labelled 017 on the map in Appendix F).

## E.7 Old Oxted

- E.7.1 Old Oxted is to the west of the larger settlement of Oxted, along the A25. The majority of the settlement is covered by a Conservation Area. The settlement sits on a raised elevation and views are possible across the District towards the Surrey Hills from some areas. The settlement is



generally low density, with dwellings varying in size from small terraced properties to substantially larger detached properties.

- E.7.2 A small part of Old Oxted to the north of the A25 does not encroach on the countryside and is fairly open in character. The concentration of the development within Old Oxted is to the south of the A25, which is more visible as there is less screening for this part of Old Oxted than the part of the north of the A25. As such, the part of Old Oxted south of the A25 is limited in its openness.
- E.7.3 Along the High Street in the Conservation Area many of the buildings are historic in nature but this part of the settlement is still not considered to have an open layout with narrow streets surrounded by tall buildings. The outlying parts of the settlement that are more recent again reduce the openness of the Green Belt by the presence of built form. It is noted that openness is preserved by the recreation ground at King George's Field, however, it lies outside of the settlement boundary.

### Conclusion

- E.7.4 The settlement to the north of the A25 is fairly open in character, particularly in comparison to the southern part of Old Oxted, which is built up and not well screened. Further, the Conservation Area, whilst historic in nature, is not open and surrounded by tall buildings, which emphasise the built form. As such, the settlement has been identified as an area for further investigation (this is labelled 023 on the map in Appendix F).

## E.8 South Godstone

- E.8.1 South Godstone is a settlement towards the centre of the District. The settlement is split into two sides by Eastbourne Road (A22) that runs through the middle. Development within the settlement is predominantly housing, although there is also a school, a petrol station, and a small number of commercial premises including a garage / car workshop. Development is generally at a higher density in the eastern half the settlement. South Godstone is screened almost completely by the railway line that runs along the southern border. Woodland provides natural cover from the west and is largely self-contained. Further, there is a clear distinction between the countryside and the built up area, with no development present beyond the defined boundary except for the sports pavilion on the recreation ground to the east.
- E.8.2 Although a number of the properties' residential gardens back onto open fields, it is only a small part of the settlement. The surrounding countryside is

not visible from the majority of areas in the settlement; the exception being along Hunter's Chase that opens up onto the fields to the north, but this does little to contribute to the openness of the Green Belt. The only area of the settlement that can be considered to make a contribution to the openness of the Green Belt are the playing fields that surround the school, in that they are free from development, although they fall outside of the settlement boundary.

E.8.3 This settlement does not contain a Conservation Area.

#### Conclusion

E.8.4 Although the settlement is clearly distinct from the open countryside surrounding it (and almost completely screened from the south by tree cover and the railway line), it remains a substantial concentration of development in the Green Belt and the surrounding countryside. As such the settlement has been identified as an area for further investigation (this area is labelled 024 on the map in Appendix F).

### E.9 South Nutfield

E.9.1 South Nutfield is a settlement in the Green Belt in the far west of the District. Development is predominantly residential in nature although there are also some commercial premises; a station, a school, some shops, and a pub. The settlement is split into two areas by the railway line. Dwellings vary in size and density. In the eastern neighbourhoods densities are higher and set in smaller plots. Towards the west and centre, dwellings are larger with more generous sized gardens. North of the railway densities tend to be higher and plot sizes smaller. Rows of terraced houses can be found along Trindles Road. The primary school is also situated in this location.

E.9.2 Along the south western flank of the settlement development looks out onto open fields and countryside north of Redhill Aerodrome. Elsewhere built form tends to be self-contained, restricting views outwards and limiting the openness of the Green Belt within the settlement boundary.

E.9.3 This settlement does not contain a Conservation Area.

#### Conclusion

E.9.4 It is not considered that the settlement has an open character – openness is reduced within the settlement boundary by the presence of development. Given that the area around the settlement contains mostly open fields and paddocks free from development this contrast is noticeable. Due to the

concentration of development in the settlement South Nutfield has been identified for further investigation (this area is labelled 030 on the map in Appendix F).

## E.10 Tatsfield

- E.10.1 Tatsfield is a small settlement in the north east of the district, against the district boundary with the London Borough of Bromley. Dwellings are in a variety of sizes including bungalows, terraced houses and detached properties. The settlement also contains a pub, some shops and a restaurant. There is a very newly built school. The church is located some distance beyond the main settlement. The settlement does not appear over developed and maintains a partially rural character due to the views of open fields and trees that surround the settlement. Variations in topography assist with this and to the south the settlement borders open fields and countryside with a small settlement green area also maintaining openness (although this falls outside the settlement boundary).
- E.10.2 Whilst the strategic assessment and the parcel assessments recognise the parcel is considered to play an important role in preventing urban sprawl to and from Biggin Hill, and as such this area has been identified as an area for further investigation (this area has been labelled 010 on the map in Appendix F), this is not appropriate for the settlement assessment, which considers the density, built form, and openness of the settlement itself.
- E.10.3 However, due to the considerable amount of built form already present in the Green Belt, which impacts on the openness of the settlement as a whole, this area has been identified as an area for further investigation (this area is labelled 010 on the map in Appendix F).
- E.10.4 This settlement does not contain a Conservation Area.

### Conclusion

- E.10.5 Although the settlement has a rural character there remains a considerable amount of built form, particularly from the central areas and roads. This impacts on the openness of the Green Belt and as such this area has been identified for further investigation (this area is labelled 010 on the map in Appendix F).

## E.11 Domewood

- E.11.1 Domewood is a Green Belt settlement without a settlement boundary located in the south of the district. It is comprised entirely of dwellings with no shops or services. There is a significant concentration of built form in the Green Belt. From the centre of the settlement the setting is not typical of an open area of Green Belt due to the numerous large houses. It is recognised that densities here are generally low and that dwellings are set in generous sized plots, often with substantial natural screening, but nonetheless there remains a large number of dwellings here that cumulatively impact on the openness. On the outskirts of the settlement there is also a garden centre that adds to the built form in the area.
- E.11.2 There is no Conservation Area within Domewood. There was a specific planning policy allowing infilling in the settlement but this was removed in the Development Management DPD.

### Conclusion

- E.11.3 Due to the encroachment on the countryside and impact on openness that this settlement has cumulatively, this settlement has been identified as an area for further investigation (this area is labelled 042 on the map in Appendix F).

## E.12 Dormans Park

- E.12.1 Dormans Park is a large Green Belt settlement without a settlement boundary. It is comprised entirely of substantial residential properties in large plots, and a railway line splits it partially with most of the settlement located in the western half.
- E.12.2 The area maintains a rural character with many properties screened by substantial foliage an effect enhanced by the surrounding woodland. The south eastern corner of the settlement is not self-contained and opens up onto surrounding woodland in the wider Green Belt, however, this is not typical and in most places outward views are obscured by built form and fencing or hedges that mark private garden boundaries. From some roads and footpaths on the outskirts views into the surrounding Green Belt are also possible.
- E.12.3 From the central areas openness is impacted and not maintained consistently from the surrounding Green Belt through the settlement, in spite of natural screening.

E.12.4 There is no Conservation Area within Domewood. There was a specific planning policy allowing infilling in the settlement but this was removed in the Development Management DPD.

#### Conclusion

E.12.5 There is a lot of woodland and some fields within and around the settlement. 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 and feels in places quite urban due to the large built form within it. As such it has been identified as an area for further investigation (this area is labelled 046 on the map in Appendix F).

### E.13 Horne

E.13.1 Horne is a small Green Belt settlement in the south of the District, containing a church, a school, and a small number of dwellings. It is set in open countryside surrounded by open fields and farmland with no large concentrations of development for miles around.

E.13.2 There is no Conservation Area in this settlement.

#### Conclusion

E.13.3 The settlement has a strong open character due to its small size and low density of development and it does not have an impact on the openness of the Green Belt. As such, this settlement has not been identified for further investigation.

### E.14 Limpsfield Chart

E.14.1 Limpsfield Chart is a small Green Belt settlement comprised entirely of residential properties and a single pub. The settlement is surrounded by open countryside and therefore is fairly open in character. There are only a few places where views outwards are not possible, mostly from the cul-de-sacs and central roads. However, the settlement is of a small size and the layout is very rural.

E.14.2 The settlement does not contain a Conservation Area.

## Conclusion

- E.14.3 The settlement is generally rural in character and not significantly over developed. It is surrounded by woodland and has views to the open countryside. As such, this settlement has not been identified as an area for further investigation.

## E.15 Nutfield

- E.15.1 Nutfield is a small Green Belt settlement in the west of the District and contains residential dwellings, a pub and some commercial premises including a car maintenance workshop / garage.
- E.15.2 The layout of the settlement extends either side of the A25, east to west, branching out most significantly at Parkwood Road and Blacklands Meadow in the west. The character is not excessively urban in nature but neither wholly rural. However, Nutfield has a range of different residential properties within it and some community facilities, and as a whole are cumulatively quite large and as such is reduces the openness of the settlement.
- E.15.3 The settlement does not have a Conservation Area.

## Conclusion

- E.15.4 Due to the concentration of development in the settlement of Nutfield, the settlement has been identified for further investigation (this area is labelled 029 on the map in Appendix F).

## E.16 Tandridge

- E.16.1 Tandridge is a small Green Belt settlement to the south east of Oxted. It is comprised of a small number of dwellings, a pub and an infant school. Beyond the settlement boundary there is also a church and various farms, with some outlying dwellings scattered in the area.
- E.16.2 The settlement is laid out on both sides of Tandridge Lane, with some additional dwellings located behind those immediately fronting the lane on the eastern half. Development along both sides of the settlement comes in different sizes, including terraced and detached properties that are set back from the road with gardens to the front and rear. Dwellings are generally spaced apart separating detached properties from clusters of terraced houses along the road.

- E.16.3 The northern half of the settlement sits on a raised elevation, and from this area views are possible down the lane into the fields and countryside beyond. Around the school to the south this area is particularly open; a small area of hard standing with some garages extends into the field to the rear, but is largely unobtrusive and does not compromise openness. The low hedgerows between this area, the school and the fields beyond maintain openness here. The gardens of the properties on the western half of the settlement back onto the countryside beyond and also maintain this openness.
- E.16.4 There is no Conservation Area within the settlement.

### Conclusion

- E.16.5 The settlement is considered to be predominately rural and open in character. Built form is centred on the road and spaced out in a manner that does not harm the openness of the Green Belt given its size, scale and extent. Although it is a concentration of development in the Green Belt, Tandridge has a rural character as development here is generally sympathetic to the open nature of the surrounding countryside. As such, the settlement has not been identified for further investigation.

## E.17 Caterham

- E.17.1 Caterham is a large urban area in the north of the District, split into two different areas by the topography: Caterham Valley and Caterham-on-the-Hill. These are separated by a narrow tract of Green Belt land (GBA 004).
- E.17.2 There have been many changes to the Green Belt within Caterham over the years since it was designated in 1958. There is some large scale development, such as schools and a hospital within the Green Belt around the settlement, which limits its openness. However, the nature of the Green Belt's relationship with the town is primarily that of containment; preventing the urban area from expanding into the Green Belt or causing coalescence with its neighbours, including the separate areas of Caterham and also the neighbouring urban areas of Whyteleafe and Warlingham.
- E.17.3 As noted within the parcel reports the existing Green Belt boundary for Caterham is generally defined by the boundaries of residential gardens. In places roads form the boundaries instead.
- E.17.4 As the Caterham Barracks and Kenley Conservation Areas are surrounded by development, the Green Belt in Tandridge does not play a role to their setting. However, it is recognised that it is open in terms of being a landing

area for planes; however, this part of the Conservation Area is related to the Green Belt within Croydon and not Tandridge.

### Conclusion

- E.17.5 In the parcel assessments, GBA 004 was identified as an area for further investigation (this area is labelled 008 on the map in Appendix F) due to the fact that it plays a key role in keeping the two parts of Caterham and Warlingham / Whyteleafe separate but at the same time it has large scale development within it that encroaches upon the settlement.
- E.17.6 The parcel assessments also identified two areas to the east and south of Caterham Valley (these areas are labelled 009 and 012 respectively on the map in Appendix F). The eastern area was identified as the built up area of Longsdon Way and the A22 as it is not clear without further investigation why there is no development within this area, as the A22 would form a definitive boundary. The southern area that has been identified due to the amount of large scale development within it, which has an encroaching impact on the countryside.
- E.17.7 There are also two small pieces of Green Belt (GBA 046 and 047) to the north of Caterham that appear from the parcel assessments to serve no Green Belt purpose and as such have been identified as areas for further investigation (these areas are labelled 048 and 049 on the map in Appendix F).

### E.18 Warlingham

- E.18.1 Warlingham is inset from the Green Belt in two parts. The bulk of it is connected to Whyteleafe by a continuous pattern of development. A further part of Warlingham along Farleigh Road is inset, but separated from the rest of Warlingham by a narrow tract of Green Belt land. The development in Farleigh Road is much smaller in scale than the main settlement of Warlingham.
- E.18.2 The Green Belt's relationship with Warlingham, like the other large urban areas in the District, is primarily that of containment - to restrict further outward growth and in doing so safeguard the countryside from encroachment. The boundary with the urban area follows different features, including roads and the boundaries of residential gardens. Development is largely contained within the urban area although there are some deviations within the surrounding areas, as noted within the parcel assessments.



E.18.3 There are no Conservation Areas that are applicable for Warlingham's relationship with the Green Belt.

### Conclusion

E.18.4 Containment of the urban area is particularly relevant north of Warlingham along the District border to prevent further coalescence with neighbouring towns in Croydon, and as identified in both Strategic Assessment A and the parcel assessment GBA 002 to understand this further, it has been identified as an area for further investigation (this area is labelled 006 on the map in Appendix F).

E.18.5 Further, the Green Belt land between the main settlement of Warlingham and the part of Warlingham along Farleigh Road has been identified as an area for further investigation (this area is labelled 002 on the map in Appendix F), due to the role the Green Belt plays in separating these two distinct parts of the same settlement.

E.18.6 The development of Hamsey Green School, Caravan Park and the derelict sports ground to the north west of Warlingham all add to the urban character of the area and due to the minimal countryside of the Green Belt surrounding this part of Whyteleafe / Warlingham, it is felt that their encroachment on the character of the area should be investigated further (this area is labelled 007 on the map in Appendix F).

E.18.7 Whilst there are some other areas in close proximity to Warlingham that have been identified in the parcel assessment they are not directly related to the settlements relationship with the Green Belt.

## E.19 Whyteleafe

E.19.1 Whyteleafe is an urban area connected to Warlingham. It is separated from Caterham Valley by a narrow tract of Green Belt land that extends over the Wapses Lodge Roundabout. Part of the settlement is also merged with Kenley to the north.

E.19.2 The Green Belt has some role in containment, although Whyteleafe is a smaller urban area in comparison with Caterham or Warlingham, and as much of it is bordered by Warlingham, the Green Belt only has a containment role in the areas to the west and south. The urban boundary follows the railway line along most of the western part of the settlement.

## Conclusion

- E.19.3 The boundary around Whyteleafe is considered to be a strong and defensible boundary, although it is noted in the parcel reports that some development exists beyond this in the Green Belt. In other places the boundary is drawn around residential gardens. The gap between Whyteleafe and Caterham is identified as effective Green Belt to prevent towns from merging and as such has been identified as an area for further investigation (this area is labelled 008 on the map in Appendix F).
- E.19.4 The development of Hamsey Green School, Caravan Park and the derelict sports ground to the north east of Warlingham all add to the urban character of the area and due to the minimal countryside of the Green Belt surrounding this part of Whyteleafe / Warlingham, it is felt that their encroachment on the character of the area should be investigated further (this area is labelled 007 on the map in Appendix F).

## E.20 Oxted /Limpsfield / Hurst Green

- E.20.1 Oxted / Limpsfield / Hurst Green are a large built up area inset from the Green Belt. Like the other built up areas of the District the Green Belt's relationship here is primarily of containment. Although at one time Limpsfield was a separate settlement it became connected to Oxted long before the Green Belt was designated.
- E.20.2 The Green Belt plays a moderate role in preserving the setting of the Limpsfield Conservation Area, The bulk of the Conservation Area is centred along the high street and the southern part of the settlement is largely self-contained, with only occasional views into the surrounding countryside possible due the layout of the buildings and surrounding topography. Heading north along the High Street the Conservation Area begins to open up more, particularly around St Peter's Church and the far northern part of the Conservation Area, with views into the surrounding open fields.
- E.20.3 To the west the Green Belt's role in containment is increased by the proximity of Old Oxted; it helps to maintain the small amount of separation that remains between the historic core of the old settlement and the larger urban area of Oxted. Give the settlement is entirely disconnected from any other built up area the boundary between the Green Belt and Oxted is very long, and follows many different features. In the north east, this is along the railway line and is considered to be a strong and defensible boundary, but in other places it follows the rear boundaries of residential gardens or fences that separate recreation grounds, or roads.

## Conclusion

E.20.4 The Green Belt serves to limit further expansion of Oxted. However, the Green Belt boundary at Bolthurst Way follows a small fence which blurs the separation between the Green Belt and the recreation ground in the urban area. This is also most prominent where Wolf's Road intersects with the A25 there are a number of sizeable properties included within the Green Belt here yet they are more consistent with the dwellings on the adjacent side of the A25, within the urban area. This area is recommended for further investigation (this area is labelled 021 on the map in Appendix F).

## E.21 Woldingham

E.21.1 Woldingham is a small inset area between Oxted and Warlingham. It is not a large built up area on the same scale as Caterham or Warlingham. Densities are lower and development is primarily residential dwellings although a church and some commercial premises also exist, as well as a school. As such the Green Belt's relationship with Woldingham differs from the larger built up settlements and urban sprawl is not considered to be such a threat here. However, the Green Belt still serves to prevent the settlement from expanding.

E.21.2 The boundary is primarily drawn around residential gardens, although in places it also follows roads. Some dwellings are included within the inset boundary whilst others remain outside, and as noted in the parcel assessments there are some extensive areas of development beyond the inset boundary in the Green Belt. However, this was built prior to the designation of the Green Belt.

E.21.3 The Green Belt is not considered to play a role in preserving the setting of the conservation area as it is largely contained within the inset boundary and surrounded by development.

## Conclusion

E.21.4 The settlement is well contained in the Green Belt and has not sprawled. Whilst there is development outside the inset area of the Woldingham, this was built prior to the designation of the Green Belt. The settlement has not been identified as an area for further investigation.

## E.22 Lingfield

- E.22.1 Lingfield is an inset settlement in the south of the District. The Green Belt plays a role in checking the settlement's expansion, and also safeguarding the surrounding countryside. The boundary in the east follows the railway line and is considered to be strong and defensible. In other places the boundary is primarily drawn around residential garden land. However, there are a few locations where the recreational areas are included within the inset part of the settlement blurring the lines between built up area and countryside. As such, these areas have been identified as areas for further investigation (these areas are labelled 036 and 044 on the map in Appendix F).
- E.22.2 Built form is mostly contained within the inset boundary, and where development is present beyond this it is predominantly for Agricultural uses. The Green Belt has some role in preserving the setting of the Conservation Area where it extends out from the inset boundary and as such has been identified as an area for further investigation (this area has been labelled 045 on the map in Appendix F).

### Conclusion

- E.22.3 There are two instances where the line between town and country 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. As such, these two recreational spaces have been identified as areas for further investigation (these areas are labelled 036 and 044 on the map in Appendix F). Further, the Green Belt plays an important role in the setting of the Conservation Area and therefore has been identified as an area for further investigation (this area is labelled 045 on the map in Appendix F).

## E.23 Smallfield

- E.23.1 Smallfield is an inset settlement in the south of the District. There has been one instance of sprawl that has occurred to the south of the settlement in the Green Belt as detailed within the parcel assessments. There is an extension to Smallfield that extends along Redehall Road, Park Road and Geary Close. It cannot be identified if they existed prior to the designation of the Green Belt and as such has been identified as an area for further investigation (this area is labelled 037 on the map in Appendix F). The Green Belt's relationship with Smallfield is still primarily that of containment and to safeguard the surrounding countryside. The inset boundary is generally

drawn around residential curtilages and there is no Conservation Area associated with Smallfield.

### Conclusion

- E.23.2 The settlement of Smallfield appears to have sprawled into the Green Belt and it is quite a large amount of development. As it cannot be established at this stage if the development was there prior to the Green Belt, it has been identified as an area for further investigation (this area is labelled 037 on the map in Appendix F).

## E.24 Burstow

- E.24.1 Burstow is a small settlement in the south of the District. The core is also a Conservation Area with some additional outlying dwellings. The setting and special character of the settlement has been considered within GBA 040, and relates primarily to the role the Green Belt plays in maintaining and preserving this setting.
- E.24.2 Although the Conservation Area which contains the core of the settlement has a defined boundary, the settlement of Burstow has no settlement boundary. The settlement contains only a handful of buildings, including a Church, the Rectory, Hall and a small number of dwellings. The surrounding countryside is very open and predominantly in agricultural use, either for farming or as grazing paddocks for horses and other livestock. The settlement is partially screened by woodland with a number of small ponds and streams dotted around.
- E.24.3 Built form in the settlement is not substantial. A small number of modest sized dwellings and other buildings are at low density and set apart and so cumulatively do not detract from the openness of the wider Green Belt given their small concentration.

### Conclusion

- E.24.4 It is considered to have a strong rural and open character and make an important contribution to the openness of the Green Belt. As such, this settlement has not been identified for further investigation. However, due to the importance of the Green Belt to the setting of the Burstow Conservation Area, this has been identified as an area for further investigation (this area is labelled 040 on the map in Appendix F).

## E.25 Outwood

- E.25.1 Outwood is a small rural settlement in the south east of the District. The settlement contains a Conservation Area. The relationship this has with the Green Belt is determined through the parcel assessments (see GBA 030, 031 and 038). Although the Conservation Area has an established boundary other parts of the settlement do not.
- E.25.2 The Conservation Area is in the eastern half of the settlement, and includes one of the oldest working windmills in the country, as well as the dwellings along Millers Lane south of the Cricket Ground. A wooded area extends westward screening a number of dwellings and the Church. To the west of the Conservation Area is a small collection of dwellings set along the road, with additional farm buildings and isolated dwellings scattered throughout the area, intersected by open fields and countryside.
- E.25.3 The gives the settlement a very rural character, even in the places that have a moderate concentration of development, and so could not be considered urban in any sense. The widespread layout of built form in the settlement in conjunction with the natural landscape features like the woodland and open fields give a strong contribution to its open character. There is a moderate concentration of development towards the western end of Miller's Lane, however, the dwellings are of modest size set back from the road with generous sized gardens helping to maintain openness.

### Conclusion

- E.25.4 The settlement's widespread layout, low density and rural and open character are considered to make an important contribution to the openness of the Green Belt. For this reason, this settlement has not been identified as an area for further assessment. However, the Green Belt plays an important role in the setting of the Conservation Area, which has been identified as an area for further investigation (this area is labelled 031 on the map in Appendix F).

## E.26 Crowhurst

- E.26.1 Crowhurst is a small settlement in the east of the District. Crowhurst has no defined boundary. The settlement is surrounded by miles of open countryside, predominantly in agricultural use with some areas of woodland to the south along with a few scattered streams and ponds. Crowhurst Lane runs through the centre.

E.26.2 The settlement contains only a small amount of development, including a church, some scattered dwellings, cottages, and farm buildings that constitute the most significant amount of built form. However, there are views through the settlement of the open countryside and the settlement is very rural in nature. This is aided by the country lanes that allow you to access the settlement.

#### Conclusion

E.26.3 The few buildings that are here are of modest scale and spaced apart, and given their low number do not have a harmful effect on the openness of the Green Belt. The settlement is considered to have a predominately open character that makes an important contribution to the openness of the Green Belt. As such, this settlement has not been identified as an area for further investigation.

### E.27 Chaldon

E.27.1 Chaldon is a small rural settlement in the North West of the District. Part of the settlement is a designated Conservation Area, and is considered to have a strong open character. Because of its setting in open countryside it makes an important contribution to the openness of the Green Belt.

E.27.2 It is noted within the parcel assessments that some encroachment occurs from the dwellings along Doctor's Lane and Leazes Avenue but the core of the settlement is still considered to be open.

#### Conclusion

E.27.3 The low density and the rural character of the settlement is considered to make a contribution to the openness of the Green Belt. As such, this settlement has not been identified as an area for further investigation. However, the Green Belt plays an important role to the setting of the Chaldon Conservation Area, which has been identified as an area for further investigation (this area is labelled 011 on the map in Appendix F).

### E.28 Farleigh

E.28.1 The small settlement of Farleigh contains a limited number of dwellings, as well as agricultural buildings used for farming and stables. There is only a small amount of development in the settlement and at a low density. As such

is not considered to significantly encroach into the countryside and be quite open in nature.

- E.28.2 The Green Belt plays an effective role in preserving the Farleigh Conservation Area, in that it prevents further development that could change its existing character and setting. It should also be noted that the areas of the Green Belt that surround the Conservation Area make an important contribution to its setting.

#### Conclusion

- E.28.3 The settlement of Farleigh is low density and open in character. As such, it has not been identified as an area for further investigation. However, the Green Belt plays an important role in the setting of the Farleigh Conservation Area and has been identified as an area for further investigation (this area is labelled 004 on the map in Appendix F).

### E.29 Chelsham

- E.29.1 The settlement of Chelsham has been infilled lightly since the designation of the Green Belt. However, the settlement contains a small amount of dwellings that are low density and do not detract significantly from the openness of the countryside.

- E.29.2 There is no Conservation Area in Chelsham.

#### Conclusion

- E.29.3 The settlement of Chelsham is low density, small and open in character. As such this settlement has not been identified as an area for further investigation.

### E.30 Ficklehole

- E.30.1 The small settlement of Ficklehole is similar to Farleigh, in that it contains a limited number of dwellings, as well as agricultural buildings used for farming and stables. There is only a small amount of development in the settlement and at a low density. As such is not considered to significantly encroach into the countryside and be quite open in nature.

- E.30.2 The Green Belt plays an effective role in preserving the Ficklehole Conservation Area, in that it prevents further development that could change its existing character and setting. It should also be noted that the areas of



the Green Belt that surround the Conservation Area make an important contribution to its setting.

#### Conclusion

E.30.3 The settlement of Ficklehole is low density and open in character. As such, it has not been identified as an area for further investigation. However, the Green Belt plays an important role in the setting of the Ficklehole Conservation Area and has been identified as an area for further investigation (this area is labelled 005 on the map in Appendix F).

#### E.31 Crowhurst Lane End

E.31.1 Crowhurst Lane End is very linear and tight along Crowhurst Lane, with the railway forming a small part of the boundary. The settlement is low density and with a rural setting, which is open in its nature.

E.31.2 The settlement does not have a Conservation Area.

#### Conclusion

E.31.3 The settlement is low density, small and within a rural open setting. As such, the settlement has not been identified as an area for further investigation.