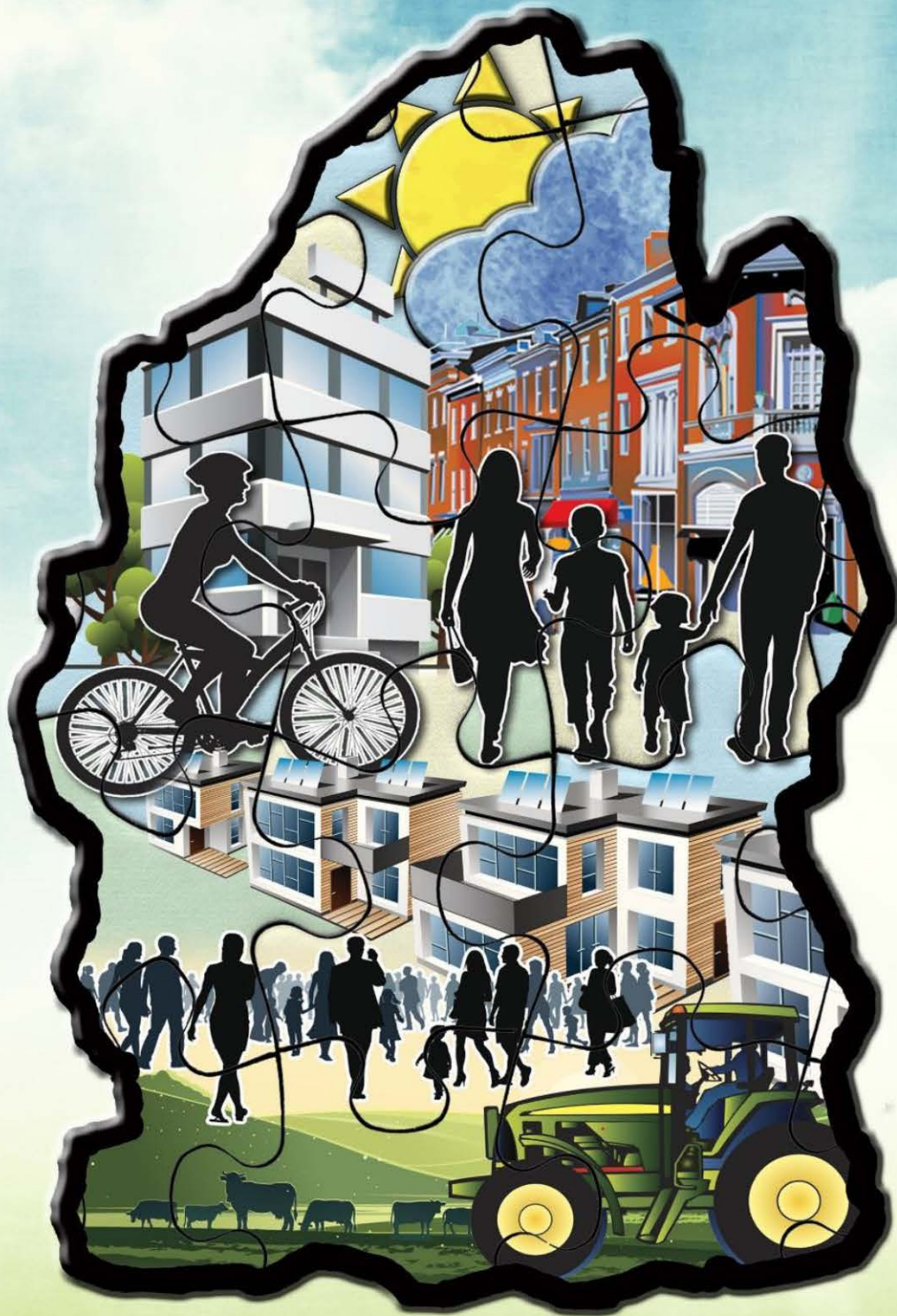


# Our Local Plan



What does this document do?	What does this document <u>not</u> do?
<ul style="list-style-type: none"> <li>Assesses land designated as Green Belt in Tandridge.</li> </ul>	<ul style="list-style-type: none"> <li>Draws up, reviews or alters Green Belt boundaries.</li> </ul>
<ul style="list-style-type: none"> <li>Considers historic changes to the Green Belt in Tandridge with a particular focus on Green Belt boundary amendments made through past Development Plans.</li> </ul>	<ul style="list-style-type: none"> <li>Assesses the suitability of land for development.</li> </ul>
<ul style="list-style-type: none"> <li>Identifies and sets out the character and role of the Green Belt Areas at a strategic (wider than local) level and determines how effectively each area serves Green Belt purposes.</li> </ul>	<ul style="list-style-type: none"> <li>Makes recommendations where amendments to the Green Belt boundary should be altered.</li> </ul>
<ul style="list-style-type: none"> <li>Assesses Green Belt Areas at a local level and determines how effective they are at serving Green Belt purposes.</li> </ul>	<ul style="list-style-type: none"> <li>Allocates land for development.</li> </ul>
<ul style="list-style-type: none"> <li>Considers the context of the settlements in Tandridge and their relationship with the Green Belt.</li> </ul>	<ul style="list-style-type: none"> <li>Consider every change that has happened in the Green Belt in Tandridge.</li> </ul>
<ul style="list-style-type: none"> <li>Makes recommendations as to where there are areas of the Green Belt that serve a critical purpose more or less effectively and should be considered for further and more detailed assessment.</li> </ul>	<ul style="list-style-type: none"> <li>Considers other constraints, such as the Areas of Outstanding Natural Beauty, infrastructure issues and flood risk.</li> </ul>

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## **Appendices**

**Appendix A - Historic Assessments**

**Appendix B – Strategic Green Belt Area Assessments**

**Appendix C – Conservation Areas map**

**Appendix D – Parcel Assessments**

**Appendix E – Settlements Assessments**

**Appendix F – Areas for further investigation map**

## 1. Introduction

- 1.1. The purpose of a Green Belt Assessment (GBA) is to assess how effectively land in the Green Belt in Tandridge serves the five purposes of the Green Belt as set out in paragraph 80 of the National Planning Policy Framework (NPPF):
  - To check the unrestricted sprawl of large built up areas;
  - To prevent neighbouring towns merging into one another;
  - To assist in safeguarding the countryside from encroachment;
  - To preserve the setting and special character of historic towns; and
  - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 1.2. The NPPF states that the fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence (paragraph 79).
- 1.3. The Methodology for the GBA was agreed by the Planning Policy Committee in June 2015. This report sets out the conclusions of the GBA,
- 1.4. It should also be reiterated that this document will not draw up or review Green Belt boundaries, nor will it assess the suitability of land for development or make recommendations as to whether the Green Belt boundary should be altered. The purpose of the Green Belt Assessment is to understand the land designated as Green Belt, recognise the strategic role the Green Belt plays, to assess how far it meets the five national purposes, and ensure it is robust and defensible for the future.
- 1.5. The GBA is just one part of the wider evidence base which will inform the Local Plan. The GBA will sit alongside a variety of other evidence base studies which, together, will ensure that the most appropriate Local Plan is prepared and that environmental, economic and social elements have been taken into account to be in conformity with the NPPF.
- 1.6. The GBA has also been reviewed by a critical friend and a report was prepared highlighting where some clarification and amendments would be helpful. This report has taken the points made by the critical friend into account and this is updated version of the GBA. The critical friend report can be viewed at [www.tandridge.gov.uk/technicalassessments](http://www.tandridge.gov.uk/technicalassessments).

## 2. Methodology

- 2.1. The Methodology for the GBA was agreed by the Planning Policy Committee in June 2015. The Methodology involved a three stage process:

**Stage 1:** Defining the Assessment Area

**Stage 2:** Assessment process: How does each strategic area/parcel perform against the purposes of the Green Belt and what is the relationship between settlements and the Green Belt?

**Stage 3:** Conclusions

- 2.2. A flow diagram of the process is set out in Figure 1.
- 2.3. This report should be read in conjunction with the Green Belt Assessment Methodology June 2015<sup>1</sup> .
- 2.4. During the process of carrying out the GBA, there are some areas where the assessment deviates slightly from the Methodology. This has normally been to add further clarity to the process or due to additional research, which was unknown at the time of writing the methodology. Where this is applicable, it will be set out in a box as below. The box below explains one such amendment and the reasons for it.

### *Deviation from the Green Belt Assessment Methodology and the reason why*

The Flow Diagram has been slightly amended from the adopted Methodology for clarity. The 'Strategic Green Belt Assessment' referenced in paragraph 3.6 of the adopted Methodology was not included within the flow diagram at Stage 2: Assessment Process'. For precision, reference to the 'Strategic Green Belt Assessment' has been added to the flow diagram at 'Stage 2: Assessment Process'.

Box 5 on the flow diagram of the adopted Methodology stated 'Recognise any areas that may require further and more detailed assessment should it be necessary'.. Whilst the wording 'Recognise areas that may require further and more detailed assessment' is an accurate record of the assessment process, it does not provide clarity on how an area can be identified for further assessment. Subsequently, an additional box has been added to the end of the flow diagram in Figure 1 that states 'Determine areas that deviate from the overall assessment, i.e. an area which serves a purpose less or more effectively. This will be presented using purple circles on a map'.

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<sup>1</sup> <http://www.tandridge.gov.uk/Planning/planningpolicy/evidence/greenbelt.htm>

**Stage 1: Defining the Assessment Area**

Divide all Green Belt land into parcels using roads, railways, or other physical features



Site Assessments



Identification and character of the Strategic Green Belt Assessment Areas and determine the role of these areas



**Stage 2: Assessment process**

Using key questions as a guide, determine which of the Green Belt purposes are applicable to each parcel and how effectively each of the purposes are served.



Consider the context of settlements and assess their relationship with the Green Belt.



Recognise any areas that may require further and more detailed assessment should it be necessary'



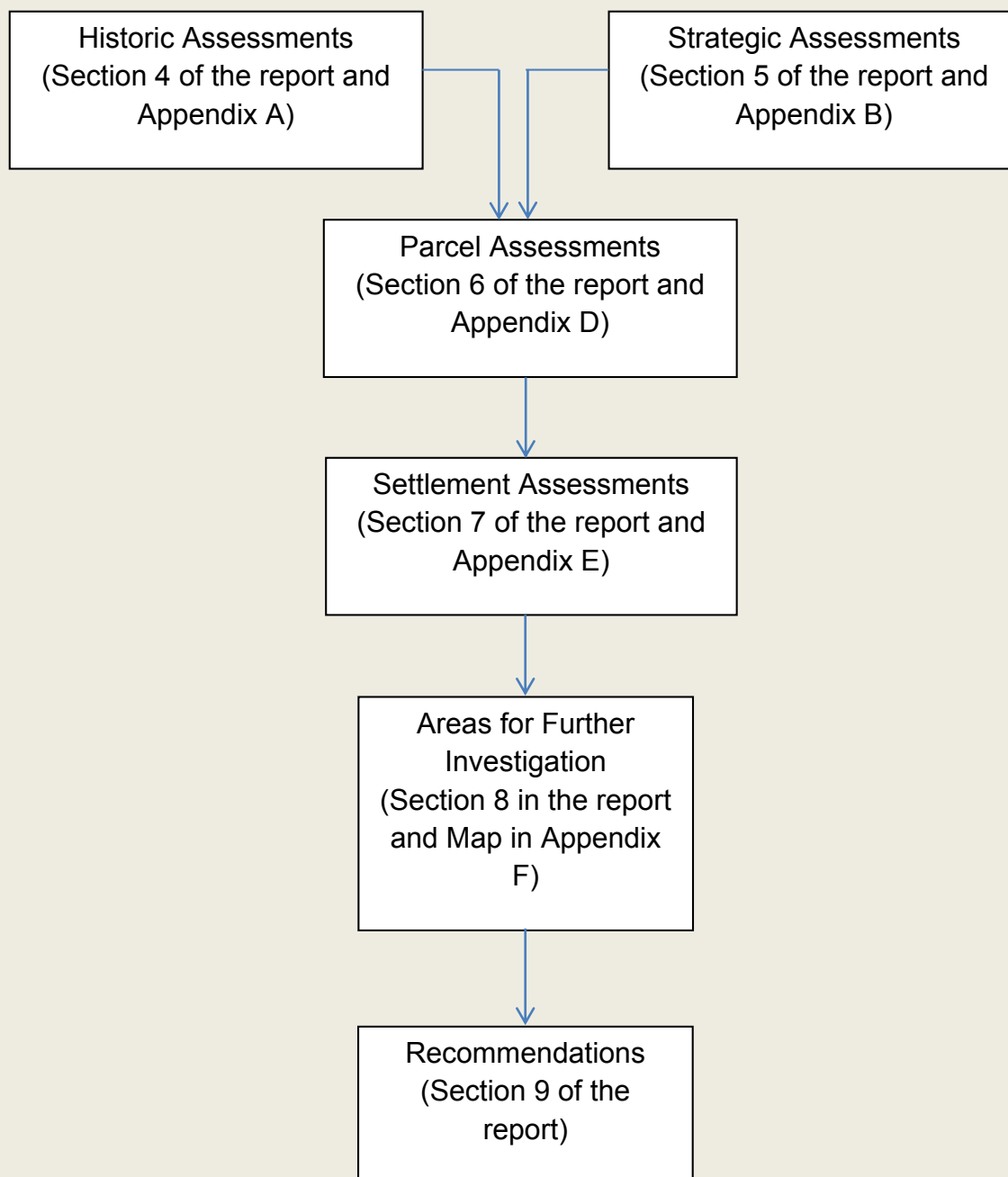
**Stage 3: Conclusions**

Determine areas that deviate from the overall assessment, i.e. an area which serves a purpose less or more effectively. This will be presented using purple circles on a map.

**Figure 1 – Green Belt Assessment Methodology**

### 3. How to use this document

3.1. There are different sections to this Green Belt Assessment and to make it easier to understand, figure 2 below explains how the document should be used.



**Figure 2 – How to use the document**

3.2. Section 4 of the report explains the main changes that have occurred in the Green Belt for each settlement since the Green Belt was designated in Tandridge. The detail of these historic assessments is set out in Appendix A. This section is a standalone piece of work.



- 3.3. Section 5 of the report explains the role that the Green Belt plays against each purpose in the NPPF at the strategic level. To carry out this assessment, the area was split into bands. The detail of the Strategic Green Belt Assessments is set out in Appendix B. To aid both the strategic and parcel assessment (explained below), a Conservation Area map is provided for reference at Appendix C.
- 3.4. Section 6 of the report explains the role that the Green Belt plays against each purpose at the local level. To carry out this assessment, the district was divided into parcels, as explained in the methodology. The parcel assessments draw on both information within the historic assessment, practically to answer question 2 under purpose 1, and from the strategic assessments. The detail of the parcel assessments is set out in Appendix D.
- 3.5. Section 7 of the report explains the relationship the settlements have with the Green Belt. This section draws on the assessments set out in Section 6 and Appendix D. The detail of the settlement assessments are set out in Appendix E.
- 3.6. Section 8 of the report is the further area for investigation. This section has used information from sections 4 – 7 and their associated appendices. However, the areas for further investigation are both identified in the parcel and settlements assessments.
- 3.7. Section 9 of the report is the recommendations and what should be considered next.
- 3.8. A glossary has also been provided at the back of this report to explain some of the technical language used.

## 4. Historic context of the Green Belt

- 4.1. Section 2 of the adopted Green Belt Assessment Methodology identified the 'Green Belt over time'. It would not be appropriate for this document to restate that entire section of the methodology; however, the assessment process required an investigation into the history of the Green Belt within Tandridge, which revealed where changes to the Green Belt in Tandridge had occurred over time. Subsequently, it is important that this document sets out the local historic context of the Green Belt in Tandridge.
- 4.2. It is advised that this section is read in conjunction with Section 2 of the adopted Green Belt Assessment Methodology June 2015.
- 4.3. The historic assessment studied the settlements in the District and set out where changes in the boundaries had occurred in Development Plans and when development in the Green Belt had taken place. A timeline of the Development Plans / Local Plans is set out in Figure 3. The detailed historic assessments for each settlement are set out in Appendix A.
- 4.4. Figure 3 shows how over time, planning policy has developed at both a national and local level. It is important to note the following about the diagram:
  - Not all Development Plan / Local Plan and National policy has been shown. The ones relevant to Tandridge and the Green Belt in Tandridge are set out.
  - The boxes in dark blue show documents prepared by either a regional body or by the County Council (in most cases, this is South East or Surrey County Council respectively). The light blue boxes show documents prepared by the district council at the time (now known as Tandridge District Council).
  - Some of the boxes say the same; i.e. Surrey Development Plan. These documents have been updated over time and so the Surrey Development Plan 1958 was superseded by Surrey Development Plan 1971, for example.
  - The Council were not able to locate all relevant Development Plan maps. As such, assumptions had to be made using the information available. The town map for settlements in the northern part of the district (Warlingham / Woldingham/ Caterham/ Whyteleafe) for the 1958 Surrey County Development Plan could not be located. The Council have assumed that the boundaries noted in an alternative map, titled Surrey County Development Plan 1958 First Review, define the Green Belt boundary around these settlements and were the same as those originally drawn in 1958.

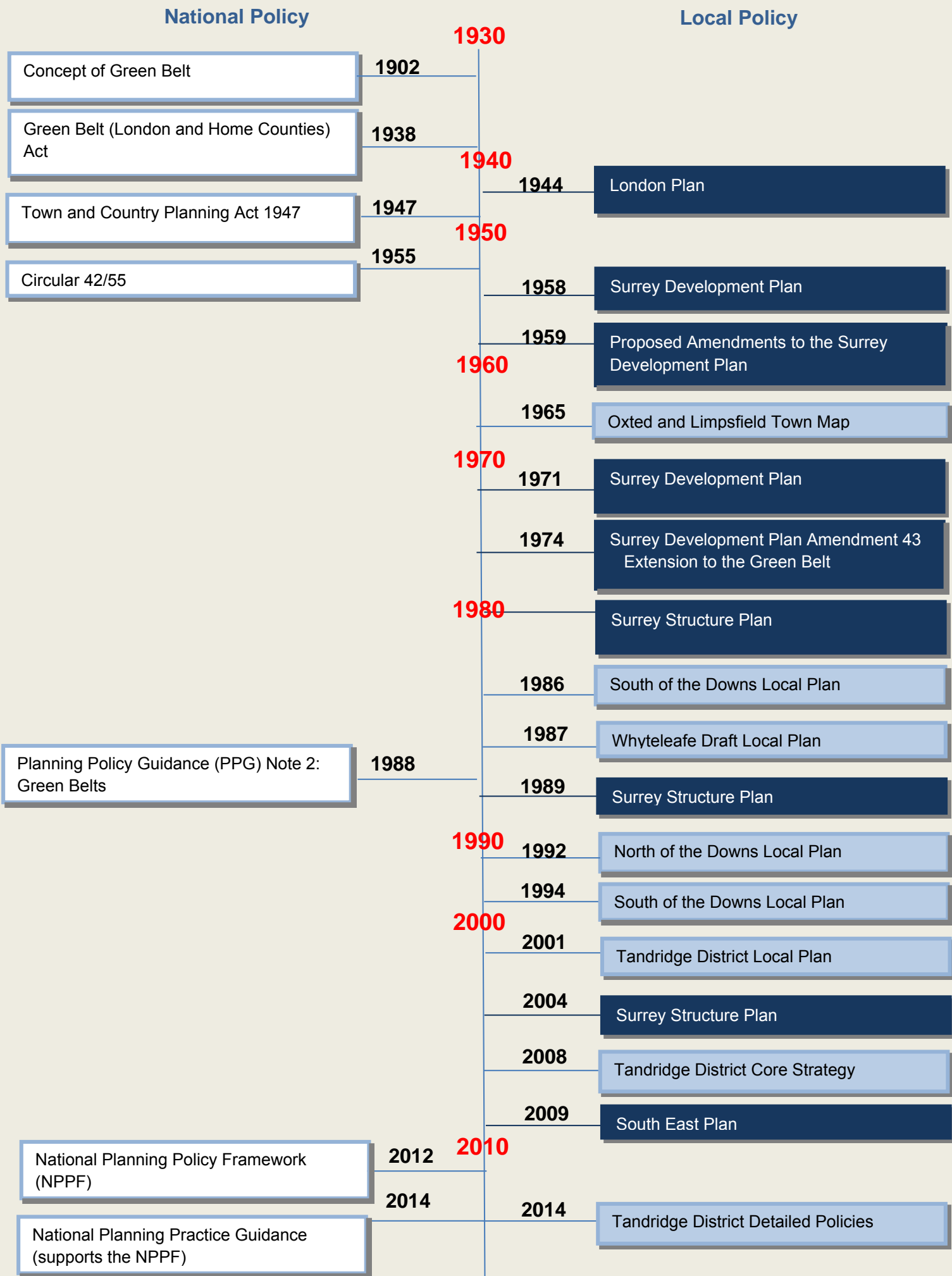


Figure 3 –Timeline of documents applicable to the Green Belt in Tandridge

*Deviation from the Green Belt Assessment Methodology and the reason why*

Paragraph 2.14 of the adopted Green Belt Assessment Methodology sets out that *The Metropolitan Green Belt which covers much of Surrey County has its boundary established and adopted through the 1958 Surrey Development Plan.*"

Following research into the Development Plans, as set out in Figure 2, it was discovered that the north of Tandridge District was designated in the 1958 Surrey Development Plan and the south of Tandridge District was designated in the Surrey Development Plan 1974.

4.5. To be consistent with the methodology, the settlements were assessed to understand how they had changed over time and where amendments to the Green Belt boundaries in Tandridge had been made.

4.6. As stated in the Methodology, the following settlements were assessed:

**Defined Villages in the Green Belt:**

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

**Other Green Belt Settlements:**

- Domewood
- Dormans Park
- Horne
- Limpsfield Chart
- Nutfield
- Tandridge

**Settlements that are inset<sup>2</sup> from the Green Belt:**

- Caterham (Caterham Valley, Caterham-on-the-Hill)
- Whyteleafe
- Warlingham

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<sup>2</sup> Inset means not within the Green Belt. Please see glossary for further information on definitions.

- Oxted
- Hurst Green
- Limpsfield
- Woldingham
- Lingfield
- Smallfield

**Additional Settlements considered:**

- Burstow
- Outwood
- Crowhurst
- Chaldon<sup>3</sup>
- Farleigh<sup>4</sup>
- Chelsham<sup>4</sup>
- Fickleshole<sup>4</sup>
- Crowhurst Lane End<sup>5</sup>

*Deviation from the Green Belt Assessment Methodology and the reason why*

Although not listed in the Methodology, it was considered important as part of the assessment process to assess the smaller settlements of Burstow, Chaldon, Crowhurst, Outwood, Farleigh, Chelsham, Fickleshole and Crowhurst Lane End. This was to allow a better understanding of their relationship with the Green Belt and form a more thorough complete evidence base, which would consider all settlements within Tandridge District.

4.7. A template was prepared to guide the assessment of the historic change of a settlement. The following questions were asked of each of the settlements:

1. What development is present in the area? When was this built – pre Green Belt (GB) / post GB? Rural exceptions schemes? GB release? Boundary amendments?
2. Is there an inset or washed over settlement in the area? Was it always inset? Has the existing boundary with the urban area changed? Has its status changed, and if so, what were the circumstances surrounding this and how did this occur? Has the settlement expanded over the years?
3. Is there any major transport infrastructure in the area? For example, Motorways, Railways, main roads. When did this occur?

<sup>3</sup> Chaldon is included as part of the Caterham historic change assessment.

<sup>4</sup> Farleigh, Chelsham and Fickleshole are included as part of the Warlingham historic change assessment.

<sup>5</sup> Crowhurst Lane End is included as part of the Crowhurst historic change assessment,

4. What is the land use in the Green Belt, and has this changed over time? For example, agricultural to leisure, like golf courses. Has there been any mineral extraction or waste disposal in the area? Are there any Industrial Estates, and what is their origin?
5. Is there anything else you have discovered that may not fall into the above categories?

4.8. Whilst the assessment on historic change focused on the settlements, questions 3, 4 and 5 also enabled consideration of the wider area where change may have occurred.

4.9. The assessment of the historic change of the settlements, as set out in Appendix B, identified where there had been changes to the Green Belt since its designation in the north of the district in 1958 and its designation in the south in 1974. Appendix B identifies that the main changes to the Green Belt boundaries were made through Local Development Plans and development within the Green Belt occurred through planning applications. It is important to note that as national planning policy has changed over time, the land uses acceptable within the Green Belt has also changed. For example, a school was an acceptable use and could expand in the Green Belt within the Planning Policy Guidance 2: Green Belt from 1994. However, in the NPPF from 2012, schools are no longer seen as an acceptable use that can expand if they are within the Green Belt. The main changes to the Green Belt in the Tandridge District were:

- Old Oxted – the Surrey Development Plan from 1958 inset the settlement from the Green Belt, and then the South of the Downs Local Plan 1986 washed the settlement over with Green Belt, as it was felt that the settlement was not appropriate for future residential development.
- Limpsfield Chart – was treated the same as Old Oxted, where the settlement was inset from the Green Belt in Surrey Development Plan 1958 and then washed over by Green Belt in the South of the Downs Local Plan 1986.
- Caterham – St Lawrence hospital, Caterham School, De Stafford School and Kenley Aerodrome are major sites where development and changes to the Green Belt have occurred over time to support an increased need for homes, jobs and infrastructure. There have also been some areas added into the Green Belt through Local Development Plans and these include land behind Markfield Road and land behind Nineham Gardens.
- Whyteleafe – has some overlap with changes to the Green Belt boundary in Caterham, for example, the land behind Markfield Road and Kenley Aerodrome.
- Warlingham – The area around Farleigh Road was inset from the Green Belt in the Surrey Development Plan from 1958 and an area at

Maynes Place was removed from the Green Belt in the North of the Downs Local Plan from 1992. Further, an allocation to the north east of Warlingham (between Chelsham and Farleigh Parish) was in the North of the Downs Local Plan 1992 but it remained in the Green Belt as the area was already developed.

- Hurst Green – The settlement boundary was amended in the South of the Downs Local Plan from 1986 to add an area of rural character on the outskirts of Hurst Green to the Green Belt.
- Limpsfield – It would appear the area of Brassey Road/ Hill was in the Green Belt in the Surrey Development Plan 1958 and then was allocated for development and removed from the Green Belt in the South of the Downs Local Plan 1994. The coalescence of Oxted and Limpsfield is also recognised through the intensification of development, although the settlement boundaries have remained the same since the Surrey Development Plan from 1965.
- Lingfield – Lingfield was washed over by Green Belt in the Surrey Development Plan from 1974 and then it was inset from the Green Belt in the South of the Downs Local Plan from 1986 as the settlement had grown in size and became a 'larger rural settlement' in the district.
- Smallfield – the settlement was inset from the Green Belt in the South of the Downs Local Plan from 1986 and development has occurred within the settlement boundaries.
- Woldingham – An area in Clare Court was removed from the Green Belt and included within the settlement in the Surrey Development Plan 1974.

4.10. However, some other changes within the Green Belt are of interest. Some of the settlement boundaries were amended; so whilst they remained within the Green Belt and not inset, the boundary around the settlement was changed. This is applicable to the settlements of:

- Bletchingley – where in the Core Strategy from 2008, the settlement was split in two and given two separate settlement boundaries;
- South Nutfield – where the settlement boundary was amended in both the South of the Downs Local Plan from 1994 and the Local Plan from 2001 due to the intensification of development along the Copse and Kings Mead and Brae Mead. However, the changes to the boundaries are so small they could be within margins of error of mapping technology.
- Tatsfield – the boundary was amended in the Detailed Policies from 2014 to remove the open space of Westmore Green.
- Domewood, Dormans Park, Nutfield, Tandridge – the settlement boundaries designated in South of the Downs Local Plan from 1986 were removed from these settlements in the Detailed Policies from 2014, as they were felt to no longer be appropriate for infilling as it has

a fundamental impact on the character and sustainability of the settlement.

4.11. Some settlements have seen little change since the Green Belt designation. The main development in these settlements has mostly been of small scale and infill. These settlements are:

- Blindley Heath – although a rural exception site was granted planning permission in 2012.
- Dormansland – had an allocation for 16 units since the South of the Downs Local Plan from 1986 that was built out in the early 2000s, and settlement boundaries have remained the same since the South of the Downs Local Plan from 1994.
- Felbridge – the settlement boundaries have remained the same since it was designated in the South of the Downs Local Plan from 1986.
- South Godstone – the settlement boundaries have remained the same since the South of the Downs Local Plan 1986.
- Horne, Crowhurst, Outwood, Burstow, Farleigh, Chelsham, Fickleshole and Crowhurst Lane End – none of these has ever been designated a settlement and as such each has seen limited development. The only exception to this is Chelsham, which has seen slightly more infilling.
- Oxted – development has been intensified within the settlement boundary designated since 1965, but no change has been made to the settlement boundary.

4.12. There was also the recognition that land uses have changed over time e.g. more golf courses have appeared, mineral sites have been reutilised for another use, and that other leisure activities such as quad bikes and go carts are more apparent. There has also been some development within employment areas such as Lambs Business Park and Hobbs Industrial Estate, and special policies prepared for places such as Redhill and Kenley Aerodromes.



## 5. Strategic Green Belt Assessment

5.1. The Green Belt Assessment Methodology identified that "...as a first stage an overarching strategic consideration of the Metropolitan Green Belt will be considered, in terms of how the Green Belt within Tandridge contributes to this..."

5.2. The Strategic Green Belt Assessment will focus on two separate elements:

- The identification and character of the Strategic Green Belt Areas; and
- The role of these Strategic Green Belt Areas<sup>6</sup>,

### *The identification and character of the Strategic Green Belt Areas*

5.3. The first element focuses on identifying the Strategic Green Belt Areas. The Strategic Green Belt areas have been determined through assessing similar characteristics that can be found in across a broad brush area, including similar characteristics across the district boundaries. This included topography, land use, coherence of areas, settlement patterns and tranquillity. However, the role of the strategic area within the wider Green Belt will be considered in the second element but only focuses on the strategic role the Green Belt plays in Tandridge and not in other authorities.

5.4. The Strategic Green Belt Areas were identified through assessing the character of the area via a desk top assessment, which included looking at maps and aerial photos, before it was verified on site. Whilst landscape is not a consideration of Green Belt; landscape adds to the character of the area and therefore has been factored into the identification of the Strategic Green Belt Areas.

5.5. The Strategic Green Belt Areas and their character are set out below:

**Strategic Area A** – A swathe of Green Belt that separates London fringe settlements (Old Coulsdon, Purley, Kenley, Selsdon, New Addington, Sanderstead and Biggin Hill) from settlements within Tandridge district (Tatsfield, Caterham, Warlingham and Whyteleafe). The Strategic Area of Green Belt is fragmented and dominated by infrastructure features; railways and roads that lead towards the conurbation of London. The area consists of

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<sup>6</sup> This will help set the context for the Settlements and the Parcels Assessments.

very steep topography and contains some industrial estates. Some of the area is slightly depleted and tranquillity is slightly less than in other Strategic Green Belt areas. There are some large open spaces in this area, some of which are currently tired and overgrown.

**Strategic Area B** – A central band of Green Belt separating a number of towns, including Oxted, Bletchingley, Godstone and Woldingham from the larger settlements to the north in Strategic Area A. The area spans either side of the M25 with the rolling hillsides dominating the area to the north of the M25. The area is less fragmented and contains wider expanses of countryside than Strategic Area A. The area is used for more semi-rural activities, such as equestrianism and golfing as well as agriculture. There are a number of historic buildings and Conservation Areas within this area, such as Titsey Place and Bletchingley Conservation Area.

**Strategic Area C** – An expanse of Green Belt to the south of the District that is very rural in nature with small and dispersed villages and settlements, such as Dormans Park, Felbridge, Blindley Heath and Horne. It also includes the rural villages of Cowden and Hever in Sevenoaks District<sup>7</sup>. The character of this area is large but gently sloping hills and fields with some flatter arable farming areas and large stretches of ancient woodland. The area is dissected by mainly rural roads; even the major routes of the A22 and A264 are still quite rural in their nature due to heavy treelines.

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<sup>7</sup> Whilst the Strategic area also covers Horley in Reigate and Banstead Borough; Horley is not within the Green Belt and therefore is not applicable to the identification of the Strategic Areas.

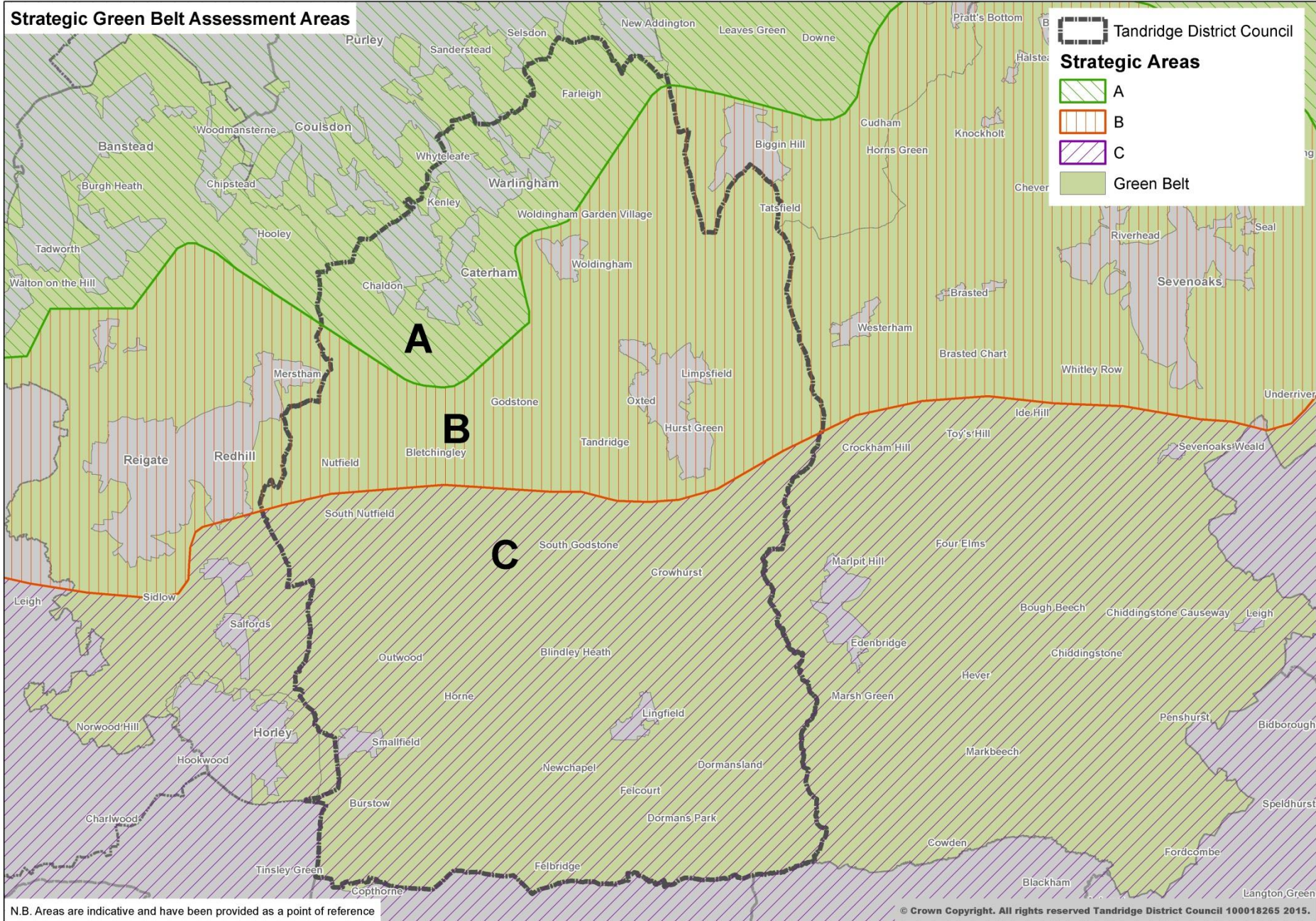


Figure 4 – Map of Strategic Areas

## *The role of the Strategic Green Belt Areas*

- 5.6. This section considers the Strategic Green Belt Areas and summarises the strategic role these areas play against the purposes of the Green Belt. This information is very high level but helps to set the context for the Settlement and Local Green Belt Assessments. Further detail of the Strategic Green Belt Areas assessment is contained within Appendix B.
- 5.7. Each of the Strategic Green Belt Areas has been assessed against the purposes of the Green Belt. The Methodology was not specific about how this would be carried out. Therefore, as a starting point the questions set out in the Methodology to assess the purposes of the Green Belt of each parcel assessment were used. However, some of the questions were too detailed to capture the strategic role of the Green Belt and it would not be possible for the strategic assessment to consider individual characteristics or differences in small parcels of land within each area.
- 5.8. Instead the Strategic Area assessment provides an analysis of how the Green Belt in Tandridge has a broad strategic role and how it interacts with the wider Green Belt on a level that is hard to capture within the individual parcel assessments, using the questions in the methodology only as a guide. The Settlements and Local Green Belt Assessment will consider these individual differences on a more detailed and smaller scale. It is recognised that under Purpose 4, Conservation Areas could be considered in the local context. However, due to the number, size and similar characteristics between the Conservation Areas within a Strategic Area, it was felt that they could be assessed and would play an important role to the setting and special character of large parts of an area.

### *Deviation from the Green Belt Assessment Methodology and the reason why*

The Methodology did not explain how the Strategic assessment of the Green Belt would be carried and therefore this box has been added for clarification.

To assess the Strategic Area against each purpose, the following questions were considered:

#### **Purpose 1**

- Does the Green Belt in the area restrict sprawl from London?
- Does the Green Belt restrict sprawl from other large built up areas, particularly large built up areas adjacent to the district boundaries?

#### **Purpose 2**

- What towns are within the Strategic Area?

- Does the Green Belt prevent these towns within the strategic area merging, giving consideration to the physical on the ground connection and perception of coalescence?

#### Purpose 3

- What are the characteristics and features of the area?
- Does the area contain countryside?
- Does the area assist the area from encroachment?

#### Purpose 4

- What Conservation Areas are in the Strategic Area?
- Are the Conservation Areas in the centre of the settlements or outside?
- Does the Green Belt maintain the setting and special character area of the Conservation Areas?

#### Purpose 5

This purpose was not applicable, for the same reasons it was not applicable to the parcel assessments.

5.9. A summary of the Strategic Assessment is set out below. The detailed assessment is provided in Appendix B. A map of the Conservation Areas is provided in Appendix C to assist in understanding the conclusions for purpose 4 in both the strategic assessments and the parcel assessments.

#### 5.10. *Strategic Area A:*

- Strong role in containing the urban conurbation of London and the large built up areas in the District and outside;
- Prevents the coalescence of a number of the towns within the strategic area;
- Contributes less effectively towards safeguarding the countryside as large areas in this strategic area contain development and infrastructure; and
- Varies in how it preserves the setting of Conservation Areas; those in the outlying countryside are preserved by this strategic area of Green Belt; Conservation Areas within the urban settlements are not.

#### 5.11. *Strategic Area B:*

- Moderate contribution to checking sprawl as it contains some larger towns but limited by its distance from the substantial built up areas of London. Development generally contained within settlements and towns;

- Some contribution to separating specific towns such as Godstone and Bletchingley but most settlements within this strategic area are generally well spaced apart and the threat of coalescence is not great; and
- Mostly open countryside and considered to generally be effective at safeguarding it from encroachment except where development already exists.
- Strong role in preserving the Conservation Areas as they are generally set in open countryside free from surrounding development.

#### 5.12. *Strategic Area C:*

- Strong contribution to checking urban sprawl from settlements beyond the southern District border – Copthorne and East Grinstead;
- Helps to keep separate some small settlements within close proximity to each other, such as Lingfield and Dormansland;
- Generally open countryside free from development outside of the settlements - strong contribution to preventing encroachment; and
- The Conservation Areas of Burstow, Outwood and South Park located in this Strategic Area are washed over by Green Belt and away from large areas of built development, as the settlements themselves are very small rural villages / hamlets. As such, this area makes a strong contribution to preserving setting of the Conservation Areas.

## 6. Parcel Assessments

- 6.1. As set out in the methodology, the District was divided into 47 parcels, using roads, railways and rivers. The 47 parcels were given a GBA number for reference. For each GBA parcel, the methodology required an assessment of how well each parcel served the purposes of the Green Belt set out in the NPPF.
- 6.2. This section of the report summarises the main findings from the parcel assessments. The detailed parcel assessments are set out in Appendix D. Each of the parcel assessments starts with a map of the parcel, a description of it, some pictures of the area and the questions for each purpose. The questions for each purpose as set out in the methodology were:

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

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

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

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

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

### Conclusion on Purpose 1

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

*What settlements/towns are within the parcel?*

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

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

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

### Conclusion on Purpose 2

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

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

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

*Does the parcel contain countryside?*

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

### **Conclusion on Purpose 3**

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

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

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

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

### **Conclusion on Purpose 4**

- 6.3. It should be recognised that some of the questions would have required a fair amount of repetition. Where it added to the assessment, the point was repeated but in most cases the assessment should be read as a whole to avoid misinterpretation.

#### ***Deviation from the Green Belt Assessment Methodology and the reason why***

At section 5.6 of the methodology, each parcel was to be assigned a variation of the colour green to represent how effectively that parcel served a purpose. Dark Green was to be used when the parcel demonstrably served the purpose in a clear way; Mid Green was to be used when the parcel certainly serves the purpose but to a lesser extent; and Light Green was to be used when the parcel served the purpose little or no extent.

Whilst the conception of this was helpful and used in the original version of the Green Belt Assessment, following a review by the critical friend, the Council decided that the colour coded confused the outcome of the Green Belt Assessment and removed it from the parcel assessment. In some cases, parts of the parcel would serve the purpose in a clear way, while other parts would not serve it at all. When only one colour could be applied to a parcel, the output was misleading.



- 6.4. The vast majority of the parcels perform well against the purposes of the Green Belt. The measure of how successful an area of Green Belt is at performing against the purposes generally relates to its proximity to development, and so conversely areas of Green Belt that are open countryside far away from the urban areas tend to perform well against only one of the purposes: safeguarding the countryside against encroachment. However, this in no way devalues their contribution: areas that only serve one purpose effectively still contribute to the overall aims of the Green Belt.
- 6.5. Under purpose 1, and as would be expected, the most common places this purpose was applicable as parcel adjacent to settlements of a reasonable size. There were cases where sprawl has occurred from the settlement boundaries, for example around Woldingham. However, the analysis of the history of the Green Belt in Tandridge set out in Section 4 showed that this sprawl had occurred before the designation of Green Belt and as such could not be considered sprawl in application of this purpose.
- 6.6. There were places such as Lingfield and Smallfield where sprawl had occurred. Whilst this sprawl may also have been built prior to the Green Belt designation, this information was not available at the time of the assessment and therefore could not be determined. As such, these parcels would only play a moderate role against this purpose.
- 6.7. As recognised by the methodology and the strategic assessments, there are a number of large built up areas outside the District, but that are right on the boundary. Under purpose 1, it is clear that the Green Belt in Tandridge plays an effective role in preventing sprawl from places such as Kenley, Selsdon, New Addington, Biggin Hill, South Merstham, Redhill, Copthorne and East Grinstead.
- 6.8. Under purpose 2, the parcel assessments in the northern part of the District and the most southern part of the District were most directly related. Settlements such as Caterham on the Hill and Caterham Valley, Whyteleafe and Warlingham are all in very close proximity to each other and in some places have already joined. As such, the Green Belt that separates these settlements has a key role to place to ensure that they do not coalesce any further. In addition, there is a small separation between Warlingham and Farleigh Road (a small inset part of Warlingham), which has a key role to play under this purpose.

- 6.9. The settlements to the south have joined in places with the settlements in Mid Sussex, such as Copthorne and East Grinstead. As such, the Green Belt in this area has a key role to play to prevent the settlement merging further. The parcel assessments also note some housing between Godstone and Bletchingley along the A25, which gave the perception that the two settlements could merge.
- 6.10. The rest of the settlements were normally a considerable distance away from each other, or would be well screened due to a number of physical features; such as topography, woodlands, tree belts, railways and motorways.
- 6.11. Under purpose 3, and as mentioned above, the majority of the parcels away from settlements performed very well against this purpose, as the parcels contained open countryside.
- 6.12. However, there were some parcels close to settlements, which had remained undeveloped and as such did not encroach upon the countryside; these parcels included (but not exhaustive) were to the north of Oxted, to the north of Smallfield and smaller settlements such as Horne, Outwood, Crowhurst and Chaldon.
- 6.13. There were some settlements, such as Oxted and Lingfield where recreational spaces were included within the inset settlement boundary, and this was considered to blur the line between town and country.
- 6.14. There were a lot of settlements in the District that although are well screened, the cumulative amount of development in the Green Belt provides an urbanised character and appearance, rather than rural countryside, which this purpose has been provided to safeguard. These parcels included places such as Dormansland, Felbridge, Dormans Park, Domewood, Blindley Heath, South Godstone and South Nutfield.
- 6.15. Under purpose 4, the majority of the Conservation Areas are within the Green Belt. As such, it was considered that the Green Belt in the parcels around these Conservation Areas play an effective role in preserving their special character and setting. The Conservation Areas within the inset settlements were surrounded by built form and therefore, the Green Belt did not assist in their setting.
- 6.16. Although the majority of the Green Belt in Tandridge serves a purpose of the Green Belt, there were some locations where questions were raised. Consequently, these areas were identified for further investigation, which are explained in section 8 of the report.

## 7. Settlements

7.1. This section provides a summary of the relationship the settlements of the District have with the Green Belt, as set out in Chapter 4 of the Methodology. The detailed assessment of each settlement and its relationship with the Green Belt is contained within Appendix E.

7.2. The adopted methodology at paragraph 4.2 identifies that

*“The GBA process is focussed on assessing the function of the Green Belt, therefore, it is integral that those settlements which remain in the Green Belt are considered fully, both in their own right and as part of the wider parcel assessments.”*

7.3. Because parcel boundaries sometimes divided settlements in half due to the definitive boundary used, such as a road or railway, in accordance with the methodology, it was important to consider the context and relationship of the settlement in its entirety.

7.4. The Planning Policy Guidance 2 (PPG2) Green Belts (now superseded by the NPPF) set out that:

### *“Existing Villages*

*Development plans should treat existing villages in Green Belt areas in one of the following ways.*

*If it is proposed to allow no new building beyond the categories in the first three indents of paragraph 3.4, the village should be included within the Green Belt. The Green Belt notation should be carried across (“washed over”) it.*

*If infilling only is proposed, the village should either be “washed over” and listed in the development plan or should be inset (that is, excluded from the Green Belt). The local plan should include policies to ensure that any infill does not have an adverse effect on the character of the village concerned.*

*If the village is washed over, the local plan may need to define infill boundaries to avoid dispute over whether particular sites are covered by infill policies. If limited development (more than infilling) or limited expansion is proposed, the village should be inset. Development control policies for such settlements should be included in the local plan”*

7.5. The NPPF introduced a fundamentally different set of criteria when considering the relationship a settlement has with the Green Belt in paragraph 86:

*“If it is necessary to prevent development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green*

*Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as Conservation Area or normal development management policies, and the village should be excluded from the Green Belt.”*

- 7.6. It is not the purpose of this document to inset or wash over settlements. However, this section of the NPPF forms the basis for assessing the relationship a settlement has with the Green Belt - specifically, whether the settlement has an open character, and whether or not this open character contributes to the openness of the Green Belt. This change in policy is significant because the NPPF indicates that settlements in the Green Belt should no longer be washed over simply to avoid further development: only where they have an open character should they be washed over.
- 7.7. Building on from this, the adopted methodology is clear that the assessment of existing settlements is likely to require a different approach than the assessment of the parcels as the settlements are built form. However, the parcel assessments are used to form conclusions where appropriate. As pointed out above in paragraph 7.6, it is noted in the methodology that it is not the role of the GBA to make any assumptions about inseting and future development in settlements. Instead, the assessment of the settlements within the GBA focused on:
- Density of buildings in the village;
  - Built form of the village;
  - Contribution to the openness of surrounding Green Belt when considering local context;
  - Other Policy designations which apply in the area for example Conservation Areas
- 7.8. The settlements assessed are set out at 4.6 in this report.

***Deviation from the Green Belt Assessment Methodology and the reason why***

**Because Oxted, Hurst Green & Limpsfield are physically joined and coalesce, their relationship with the Green Belt was examined as a whole rather than individual settlements as set out in the methodology.**

- 7.9. A summary of the relationship each settlement has with the Green Belt is outlined below. Detailed analysis is set out in Appendix E.

***Bletchingley***

- There are three areas of the village, which all have different characters and so their setting and relationship with the Green Belt are also different.

- The first area has some built form but this 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 and the western part of the village 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.

### *Blindley Heath*

- 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.

### *Dormansland*

- 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.

### *Felbridge*

- 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 and dwellings are generally set slightly back from the road and often screened by hedges and trees, limiting their impact on the countryside.
- 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, but nonetheless there remains a large number of dwellings here that cumulatively impact on the openness of the settlement.

## *Godstone*

- 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 Village 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.

## *Old Oxted*

- 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.

## *South Godstone*

- 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.

## *South Nutfield*

- 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 village contains mostly open fields and paddocks free from development this contrast is also more noticeable.

## *Tatsfield*

- Although the settlement has a rural character there remains a considerable amount of built form, particularly from the central areas and roads, which impacts on the openness of the Green Belt.

## *Domewood*

- Although wooded in character, cumulatively, the settlement encroaches on the countryside due to the amount of man-made structures and built form, which impacts on openness of the Green Belt.

### *Dormans Park*

- 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 place quite urban due to the large man-made structures within it.

### *Horne*

- The village 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.

### *Limpsfield Chart*

- The settlement is generally rural in character and not significantly over developed. It is surrounded by woodland and has views to the open countryside. It does not have an impact on the openness of the Green Belt.

### *Nutfield*

- Nutfield has a range of different residential properties within it and some community facilities, and as a whole is cumulatively quite large and as such reduces the openness of the Green Belt.

### *Tandridge*

- The village 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.

### *Caterham (Caterham on the Hill and Caterham Valley)*

- The Green Belt 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 countryside.
- There is a part of the Green Belt to the east of Caterham, near the built up area of Longsdon Way and the A22, which seems to be an anomaly as there is no development within this area, yet it would appear the A22 would form a more appropriate definitive boundary. There is also a part to the south of Caterham, which has large scale development within it that has an encroaching impact on the countryside.

- There are also two small pieces of Green Belt (GBA 046 and 047) to the north of Caterham that serve no Green Belt purpose and have little connection to the settlement.

### *Warlingham*

- Containment of the urban area is particularly relevant north of Warlingham along the District border to prevent further coalescence with neighbouring towns in the London Borough of Croydon.

### *Whyteleafe*

- 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.
- The development of Hamsey Green School, Park Home Estate and the derelict sports ground all add to the urban character of the area and there is minimal countryside surrounding this part of Whyteleafe / Warlingham.

### *Oxted / Limpsfield / Hurst Green*

- The Green Belt serves to limit further expansion of Oxted / Hurst / Limpsfield. 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.

### *Woldingham*

- 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 Green Belt provides the rural character of Woldingham.

### *Lingfield*

- There are two instances where the line between town and country are blurred, when the recreational spaces form part of the settlement, even though they are more suited to the open countryside that sits outside the inset settlement.



- The Green Belt plays an important role in the setting of the Lingfield Conservation Area.

### *Smallfield*

- The settlement of Smallfield appears to have sprawled into the Green Belt and it is quite a large amount of development. It cannot be established at this stage if the development was there prior to the Green Belt.

### *Burstow*

- It is considered to have a strong rural and open character and make a contribution to the openness of the Green Belt.
- The Green Belt plays a key role in the setting of the Burstow Conservation Area.

### *Outwood*

- 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.
- The Green Belt plays an important role in the setting of the Outwood Conservation Area.

### *Crowhurst*

- 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.

### *Chaldon*

- The low density and the rural character of the settlement are considered to make a contribution to the openness of the Green Belt.
- The Green Belt plays an important role to the setting of the Chaldon Conservation Area.

### *Farleigh*

- The settlement of Farleigh is low density and open in character.
- The Green Belt plays an important role in the setting of the Farleigh Conservation Area.

### *Chelsham*

- The settlement of Chelsham is low density, small and open in character.

### *Ficklehole*

- The settlement of Ficklehole is low density and open in character.
- The Green Belt plays an important role in the setting of the Ficklehole Conservation Area.

### *Crowhurst Lane End*

- The settlement is low density, small and within a rural open setting.

## 8. Areas for Further Investigation

- 8.1. This section brings together the other sections in this report to identify the areas that deviate in their contribution to the purposes of the Green Belt. Appendix F is a map showing the areas for further investigation. Please note the areas are indicative and should at least be read alongside the parcel and settlements assessments.

### *Deviation from the Green Belt Assessment Methodology and the reason why*

The methodology set out in addition to the variable shading of green for the parcel assessment (which has since been removed – see *deviation box in parcel assessments*), areas that have been identified as clearly deviating from the purposes of the Green Belt would be highlighted as an area where further assessment would be required. Hereafter, referred to as ‘areas for further investigation’.

In accordance with the methodology, these areas for further investigation were to be colour coded purple if they served the purposes less obviously / effectively and blue if they served the purposes more obviously / effectively.

This approach was carried out prior to the review of the Green Belt Assessment by the critical friend. However, the blue areas soon became referred to as ‘areas of importance’ or ‘critical areas’ within the Green Belt. These terms were not clear and also made assumptions that particular parts of the Green Belt were critical, which is something the methodology had not required. In some cases, there were areas which were coloured coded blue and purple. This also added confusion.

Consequently, the Council felt it would be best to brand the areas ‘areas for further investigation’ whether they deviate less or more obviously / effectively from the purposes of the Green Belt. This approach would allow the further assessment to determine whether in fact it was a vital area of Green Belt. The areas for further investigation are colour coded purple and set out in this section and on a map in Appendix F.

- 8.2. **It should be reiterated that just because an area is identified as deviating in its contribution to the Green Belt purposes does not mean that it will be removed from the Green Belt, or that it should be developed.** The purpose of identifying these areas is to enable additional research to determine how they should be considered as part of the Local Plan.

- 8.3. The majority of areas for further investigation are centred around clusters of development within the Green Belt – primarily settlements but also industrial areas or other anomalous concentrations of development. Additionally, the areas have been identified where development extends out from inset settlements into the Green Belt sprawl can occur and where settlements in the Green Belt cumulatively contain a significant amount of development that is urbanising in character.
- 8.4. Other reasons why areas have been identified for further investigation are to understand the effective role they play in preventing sprawl from large built up areas outside the district, preventing these areas from merging further and preserving the character of the Conservation Areas within the Green Belt.
- 8.5. The areas for further investigation have been given a reference number starting from 001 to 049. The area /location have been provided and a summary of the reason why it is an area for investigation has been given in Table 1 below.

**Table 1 – Areas for Further Investigation**

Area of Further Investigation Number	Area / Location	Summary of Reasons
001	District Boundary with Croydon (Adjoining Selson and New Addington)	As set out in the assessment on Strategic Area A, parcels to the north of the District within the Green Belt have an effective role in continuing to guard against sprawl from London. The Green Belt between Selsdon / New Addington / Warlingham is extremely effective 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.

Area of Further Investigation Number	Area / Location	Summary of Reasons
002	Farleigh Road / Warlingham	The thin strip between the small inset of Warlingham and the large built up area of Warlingham is of particular importance. A reduction in this gap would compromise the separation of the settlements. As such, this area has been identified as an area for further investigation to determine whether it is fulfilling this purpose strongly.

Area of Further Investigation Number	Area / Location	Summary of Reasons
003	Parkside Estate and Warlingham Park Estate	The Parkside estate and the Warlingham Park estate are prominent and have a significant encroaching effect on the countryside. As such, this area has been identified as an area of further investigation.

Area of Further Investigation Number	Area / Location	Summary of Reasons
004 and 005	Farleigh and Fickleshole Conservation Areas	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 plays to the Conservation Area, both Farleigh and Fickeshole Conservation Areas have been identified as areas for further investigation.

Area of Further Investigation Number	Area / Location	Summary of Reasons
006	District Boundary with Croydon (Adjoining Kenley)	The assessment on Strategic Area A recognises that due to the parcel's proximity to London, the northern areas of the District are considered to check against urban sprawl from the Kenley Aerodrome. As development beyond the District cannot be controlled, it is important to maintain the integrity of the Green Belt in the north of the District to ensure there is a buffer against development from neighbouring London Borough, in this case Croydon. As such, this area has been identified as an area for further investigation.

Area of Further Investigation Number	Area / Location	Summary of Reasons
007	Hamsey Green School and Caravan Park	<p>Hamsey Green School and the Caravan Park have been built up over the years and appear to have sprawled into the area from adjacent urban settlement of Warlingham. Further, the area has an urbanised character added to by the Caravan Park, 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.</p>

Area of Further Investigation Number	Area / Location	Summary of Reasons
008	Strip of Green Belt that separates Caterham on the Hill / Caterham Valley and Whyteleafe(GBA 004)	<p>As set out in the assessment on Strategic Area A, the north of the District has a role in preventing the sprawl from Greater London. The development that has occurred in Kenley has created sprawl into Caterham. As this area has changed substantially since Green Belt has been designated, this parcel is at risk of development. This is particularly apparent in that the space between Caterham on the Hill and Caterham Valley as it was designated for residential development in the 1974 Surrey Development Plan. The reason why this area was never built out and 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.</p> <p>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. Further, 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.</p>

Area of Further Investigation Number	Area / Location	Summary of Reasons
009	West of A22 , East of Longsdon Way, Caterham	There is a small parcel of land between the built up area of Longsdon Way and the A22 that seems to be an anomaly and it is not clear without further investigation why there is no development within this area, as the A22 would form a definitive boundary. This has been identified as an area for further investigation.

Area of Further Investigation Number	Area / Location	Summary of Reasons
010	District Boundary with Bromley (Adjoining Biggin Hill) and including Tatsfield	<p>The parcel's location on the boundary with Bromley puts it adjacent to the urban area of Biggin Hill. As the area adjacent Biggin Hill has not changed, the parcel therefore plays a strong role in checking the unrestricted sprawl of this large built up area. The woodland and the topography surrounding Tatsfield and Biggin Hill gives a partial containment effect and further helps to check sprawl. Overall the parcel is considered to play an important role in preventing urban sprawl, with much of the area directly adjacent to Biggin Hill fundamental in serving this purpose. This importance is also picked up in the role this areas plays set out in the Strategic Assessment Area A, as such and to understand this further, this area has been identified as an area for further investigation.</p> <p>Tatsfield existed before the designation of the Green Belt and this area is built up (although noted it has a rural feel), it does not contain countryside. The area is considered to not 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.</p>

Area of Further Investigation Number	Area / Location	Summary of Reasons
011	Chaldon Conservation Area	The Chaldon Conservation Area benefits from its rural location and remoteness from urban areas, which the Green Belt helps to preserve. Without the protection of the Green Belt its setting could be lost. As such this has been identified as an area for further investigation to understand the role the Green Belt plays to preserving the Conservation Area.

Area of Further Investigation Number	Area / Location	Summary of Reasons
012	South of Caterham Valley	The northern edge of the parcel is bordered by the built up area of Caterham. The built up area is mainly made up of residential dwellings. However, there are some dwellings that extend along Harestone Hill and Tupwood Lane that are outside the built up area and within the Green Belt. Caterham School also sits in the Green Belt on the outskirts of Caterham. Most of these buildings are surrounded by woodland and are screened further by the topography of the area. However, there is still continuous built form in the Green Belt from Caterham and the boundary of the built up area is not definitive. As such, this area should be an area of further investigation.

Area of Further Investigation Number	Area / Location	Summary of Reasons
013	Clacket Lane Services	An element of interest is the M25, which was constructed during the 1970's and completed in 1986. Clacket Lane services were completed in 1993. The reason for this is not documented in Appendix A as it focused on settlements; as such this has been identified as an area for further investigation.



Area of Further Investigation Number	Area / Location	Summary of Reasons
014	Along the A25 between Godstone and Bletchingley	<p>The closest settlement to Bletchingley is Godstone and the road that separates those settlements is a small road. Further, the A25 runs between both settlements and there are some instances of ribbon development between the two towns along this road, and although they do not currently give an impression of coalescence, further development in this area could reduce the separation between Godstone and Bletchingley. As such, this area has been identified as an area for further investigation.</p>

Area of Further Investigation Number	Area / Location	Summary of Reasons
015 and 016	Pendell Conservation Area and Place Farm & Brewer Street Conservation Area	<p>The rural setting around Pendell Conservation Area and Place Farm &amp; Brewer Street Conservation Area emphasises their grand appearance and historic importance. As such these areas have been identified as areas for further investigation to understand the importance of the Green Belt to the Conservation Areas.</p>

Area of Further Investigation Number	Area / Location	Summary of Reasons
017	Godstone	<p>Development has continued to occur that 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 1960's. The Michell 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.</p> <p>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. Even though the settlement is not considered to be countryside, it is prominent in the fields to the north west and north east of the settlement, where development on multiple sides is particularly noticeable. As such, this is an area that has been identified as an area for further investigation.</p>

Area of Further Investigation Number	Area / Location	Summary of Reasons
018	Church Town Conservation Area	For the Church Town Conservation Area; it is considered to have a strong relationship with the surrounding countryside, and therefore the Green Belt here has a strong role in preserving this setting. As such this area has been identified as an area for further investigation.

Area of Further Investigation Number	Area / Location	Summary of Reasons
019	Oil Refinery near Godstone	Whilst the sewerage works could be identified as an area for further investigation, it would not be sensible for the GBA to identify every sewerage work as something that should be investigated further. However, the same cannot be said about the oil refinery and therefore due to its impact on the countryside this has been identified as an area for further investigation.

Area of Further Investigation Number	Area / Location	Summary of Reasons
020	Moorhouse Tileworks	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. As such it has been identified as an area for further investigation.

Area of Further Investigation Number	Area / Location	Summary of Reasons
021	East of Oxted	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.

Area of Further Investigation Number	Area / Location	Summary of Reasons
022	Broadham Green Conservation Area	The setting of the Broadham Green Conservation Area is among open countryside – fields and farmland generally free from surrounding development, which is provided by this parcel. As such, this area has been identified as an area for further investigation to understand its importance to the setting of the Conservation Area.

Area of Further Investigation Number	Area / Location	Summary of Reasons
023	Southern half of Old Oxted (south of A25)	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.

Area of Further Investigation Number	Area / Location	Summary of Reasons
024	South Godstone	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.

Area of Further Investigation Number	Area / Location	Summary of Reasons
025 and 026	South Park Conservation Area and Bletchingley Conservation Area	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.

Area of Further Investigation Number	Area / Location	Summary of Reasons
027 and 028	District Boundary with Reigate and Banstead (Adjoining South Merstham, Merstham and Redhill)	The strategic assessment (set out in Appendix B) makes it clear that there are some large scale settlements within this area, which are just outside the district such as Redhill, Merstham and South Merstham. The Green Belt to the western edge of this strategic area has an important role to prevent the sprawl of these large built up settlements creeping into the Tandridge District. This is applicable to South Merstham and Redhill that 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.

Area of Further Investigation Number	Area / Location	Summary of Reasons
029	Nutfield	The settlements of Nutfield has 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.

Area of Further Investigation Number	Area / Location	Summary of Reasons
030	South Nutfield	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.

Area of Further Investigation Number	Area / Location	Summary of Reasons
031	Outwood Conservation Area	The Green Belt provides the setting for the Outwood Conservation Area, which is open countryside and woodland. As such, the Green Belt in this location is effective at serving this purpose. As such this area has been identified for further investigation.

Area of Further Investigation Number	Area / Location	Summary of Reasons
032	Lambs Business Park	The concentration of development at Lambs 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.

Area of Further Investigation Number	Area / Location	Summary of Reasons
033	Blindley Heath	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.

Area of Further Investigation Number	Area / Location	Summary of Reasons
034	Lingfield Common Road	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.

Area of Further Investigation Number	Area / Location	Summary of Reasons
035	NCYPE School	<p>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 on the countryside. As such, this area has been identified as an area for further investigation.</p>

Area of Further Investigation Number	Area / Location	Summary of Reasons
036	Jenners Field Recreation Ground, Lingfield	<p>The boundary around Lingfield is mostly made up by residential dwellings that create a defensible boundary of built form. There is a part of the settlement boundary made up by Jenners 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.</p>

Area of Further Investigation Number	Area / Location	Summary of Reasons
037	Rede Hall Road, Park Road and Geary Close, Smallfield	<p>When the Green Belt was first designated in the south of the District in 1974, Smallfield was washed over by the Green Belt. In 1986, Smallfield had grown substantially that it was removed from the Green Belt. There is an extension to Smallfield that extends along Rede Hall Road, Park Road and Geary Close. It cannot be identified if they existed prior to the designation of the Green Belt and as such has been identified as an area for further investigation.</p>

Area of Further Investigation Number	Area / Location	Summary of Reasons
038	District Borough with Mid Sussex (Cophorne)	Cophorne sits in Mid Sussex to the south? of this parcel adjacent to the District boundary. The strategic assessment (set out in Appendix B) identifies the importance of the Green Belt adjacent to Cophorne and preventing sprawl into Tandridge District. To understand this further, the area has been identified as an area for further investigation.

Area of Further Investigation Number	Area / Location	Summary of Reasons
039	Mushroom Farm, Green Lane	Some of the residential development along Green Lane is of a large scale in its surrounding 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. As such this area has been identified as an area for further investigation.

Area of Further Investigation Number	Area / Location	Summary of Reasons
040	Burstow Conservation Area	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, and as such has been identified as an area for further investigation.

Area of Further Investigation Number	Area / Location	Summary of Reasons
041	District Boundary with Mid Sussex (Adjoining East Grinstead) including Felbridge.	The built up area of Domewood and Felbridge are fairly well defined by the dwellings that provide the border between development and country. However, built form exists in a continuous pattern from East Grinstead out into Felbridge along Cophorne Road and London Road. As such this area has been identified as an area for further investigation. Felbridge is a large concentration of development in the Green Belt, encroaching more on the countryside and the openness of the settlement.

Area of Further Investigation Number	Area / Location	Summary of Reasons
042	Domewood	<p>There is a significant concentration of built form in the Green Belt due to the settlement of Domewood. From the centre of the settlement the setting is not typical of an open area of Green Belt due to the numerous large houses. It is recognised that densities here are generally low and that dwellings are set in generous sized plots, often with substantial natural screening, but nonetheless there remains a large number of dwellings here that cumulatively encroach on the countryside. On the outskirts of the settlement there is also a garden centre that adds to the built form in the area. Due to the encroachment on the countryside, this area has been identified as an area for further investigation.</p>

Area of Further Investigation Number	Area / Location	Summary of Reasons
043	Hobbs Industrial Estate	<p>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. Therefore, this has been identified as an area for further investigation.</p>

Area of Further Investigation Number	Area / Location	Summary of Reasons
044	Recreation Ground at end of Talbot Road, Lingfield	<p>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.</p>



Area of Further Investigation Number	Area / Location	Summary of Reasons
045	Lingfield Conservation Area	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.

Area of Further Investigation Number	Area / Location	Summary of Reasons
046	Dormans Park	There is a lot of woodland and some fields within the parcel. However, whilst the properties within Dormans Park are generally detached and set in large, well screened plots, cumulatively it is a substantial amount of development within the countryside. As such it has been identified as an area for further investigation.

Area of Further Investigation Number	Area / Location	Summary of Reasons
047	Dormansland	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.

Area of Further Investigation Number	Area / Location	Summary of Reasons
048 and 049	North of Caterham on the Hill (GBA 046 and 047)	The size and location of the Green Belt mean they have little impact in relation to preventing sprawl or coalescence of Caterham on the Hill with Old Coulsdon or preserving the setting of a Conservation Area. As they do not serve any of the purposes in their entirety and as such require further consideration as to whether they should form part of the Green Belt.

## 9. Recommendations

- 9.1. This section will outline a number of recommendations for further work beyond the scope of this report.
- 9.2. Identifying how the different parts of the Green Belt perform is one of the aims of the Green Belt Assessment. However, additional work is recommended beyond the scope of this report to build on its initial findings and to provide further analysis to support the preparation of the Local Plan. The recommendations are outlined as follows.

*Recommendation 1 – Recognise that the majority of the Green Belt in Tandridge serves the purposes of the Green Belt effectively*

- 8.1 The parcel assessments show that the majority of the Green Belt in Tandridge is effective at serving at least one purpose. These areas need no further analysis.

*Recommendation 2 – Ensure that the role of the Green Belt that serve the Green Belt more effectively are recognised*

- 8.2 A number of areas have been identified as areas for further investigation as they serve the Green Belt more effectively. Their importance should be recognised – including the local interpretation of purpose 4 and how it helps to preserve the wider setting of some of the District's Conservation Areas. The threat from urban sprawl from towns outside of the District reaching up to Tandridge's borders should also be noted. Further work to understand these areas to ensure they are protected and enhanced where necessary.

*Recommendation 3 – Carry out additional work within the areas of further investigation to determine why they serve the Green Belt less effectively.*

- 8.3 Although broad areas have been identified it was not the purpose of this Green Belt Assessment to carry out a site-by-site analysis. However, this would assist in determining how the Local Plan should ultimately consider these areas. Therefore the broad areas of investigation should be broken down further into small areas to be considered in greater detail.
- 8.4 This is necessary to examine in more detail how these different areas perform and to consider what circumstances may have led to this deviation in serving the purposes - for example, it may be determined that development in an area pre-dated the Green Belt designation. Given the scope of this Assessment it was not always possible to determine whether development predated the Green Belt, but this should be carefully considered in follow up work for all areas of further investigation.
- 8.5 Alternatively, there may have been changes since an area's Green Belt designation was last considered that could lead to a different conclusion as to what its contribution is – either change in policy or assessment criteria for

example, or change “on the ground”, such as rural exception schemes or other development that could have had an impact on its contribution. It is important to investigate this further as part of additional supporting evidence for the Local Plan to fully understand the history behind specific instances of development in the Green Belt. Planning applications and previous Local Plan examinations should also be considered to understand if the areas of the Green Belt identified in this assessment were included and if there has been a change in circumstances since.

*Recommendation 4 – Carry out additional work to consider the existing boundaries of the Green Belt in Tandridge to ensure they are robust and defensible*

- 8.6 It is a requirement of paragraph 83 of the NPPF that the boundaries of the Green Belt are assessed in order to ensure that they are capable of enduring for the duration of the plan period and beyond:

*"At that time, (the preparation or review of the Local Plan) authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period"*

- 8.7 This is not to suggest that the boundaries of the Green Belt should change. However, it is essential that the Council is able to demonstrate a detailed understanding of the existing boundaries in order to be satisfied that are robust and defensible for the new Local Plan. Although observations of the boundaries were made during the parcel assessments, additional work should be carried out, particularly in areas where anomalies were noted such as substantial concentrations of development in the Green Belt outside of the urban areas.

- 8.10 *Recommendation 5 – Determine if settlements should be inset*

As stated in chapter 7, the NPPF introduces a fundamentally different set of circumstances when establishing whether villages in the Green Belt should be “inset” (separated from the Green Belt) or “washed over” (remain in the Green Belt). The Council will need to establish additional information in order to justify why the District’s settlements should remain in the Green Belt, or if evidence indicates otherwise, that they should be taken out.

*Recommendation 6 – Establish whether exceptional circumstances exist*

- 8.11 Green Belt boundaries, once established, can only be altered in exceptional circumstances, through the preparation or review of the Local Plan. If the Council wish to consider making alterations to the boundaries of the Green Belt as part of the Local Plan process, whether or not exceptional circumstances exist to support this course of action must be established. This will need to consider a broad range of evidence including the findings of the GBA and additional supporting work, as well as the other evidence bases of the Local Plan. Again, this is not to suggest that the boundaries should or could change.

## 10. Glossary

Acronym	Word	Description
	Adoption	The final stage of implementation of a Plan; this requires the local planning authority to agree the Local Plan and make it publicly available.
	Affordable Homes/Housing	The Department for Communities and Local Government defines Affordable Homes as “social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.”
	Ancient Monuments	Any scheduled monument, and any other monument which in the opinion of the Secretary of State is of public interest by reason of the historic, architectural, traditional, artistic or archaeological interest.
	Ancient Woodland	An area that has been wooded continuously since at least 1600 AD.
<b>AGLV</b>	Area of Great Landscape Value	Areas of land considered to have scenic landscape value, which are subject to certain protection rights to development.
<b>AONB</b>	Area of Outstanding Natural Beauty	Areas considered to have such natural beauty worthy of conservation and enhancement, which are situated outside of National Parks.
	Biodiversity	The variety of animal and plant life, on all scales, found within a specified geographical location.
	Built Form	Another term for development.
	Character	A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.
	Coalescence	The merging or coming together of separate towns or villages to form a single entity.
	Conservation Areas	An area designated by the Council for its special architectural or historic interest, and where it is important that this special character is preserved or enhanced.
	Conurbation	A large densely populated area formed by the growth and coalescence of individual towns or cities.
	Countryside	Any land in Tandridge District which is not inset from the Green Belt, any defined villages in the Green Belt or an industrial area as set out in the Councils up to date Economic Needs Assessment.
	Curtilage	The area normally within the boundaries of a property surrounding the main building and used in connection with it.

	Defined Village/Town	The basis for determining whether a village should be included within the Green Belt is set out in the NPPF paragraph 86 as follows; <i>“if it is necessary to prevent development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt.”</i> The defined settlements in Tandridge were defined through the Tandridge District Council Detailed Policies 2014, but the Local Plan could change this.
	Development	Development is defined under the 1990 Town and Country Planning Act as “the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land”.
	Dwellings	Self-contained units of residential accommodation. This includes houses, apartments, and maisonettes.
	Employment Sites	Specific locations that have been identified as potential and/or existing sites for business and employment.
	Encroachment	Development in the Green Belt which is not connected to a larger built up area or existing settlement and which post-dates the designation of the Green Belt which came into effect in 1958 and 1974.
	Footprint	The formal boundary of either a building or piece of land.
	Gatwick Airport Public Safety Zone	Areas of land at the end of runways established at the busiest airports in the UK, within which certain planning restrictions apply. These aim to control the number of people on the ground at risk in the unlikely event if an aircraft accident on take-off or landing.
<b>GB</b>	Green Belt (Metropolitan)	A policy designation for land surrounding London. The Metropolitan Green Belt stretches from the edge of London’s built form and covers areas of land as far out as Berkshire, Sussex and Essex. The fundamental aim of Green Belt “is to prevent urban sprawl by keeping land permanently open.” Settlements, roads and industrial units can all be in the green belt.
	Green Belt Boundaries	The border of any land designated as Green Belt.
	Green Belt Release	A change in policy which alters the designation of land as Green belt. This can include designating new land as Green Belt, or removing it from the designation.

	Hard Standing	Land which has been surfaced with a hard material such as tarmac or concrete in order to park vehicles on and/or utilise for transportation of vehicles of some kind.
	Historic Core	Historically, the centre of a village, town or city which has special architectural or historic interest and which may also be designated as a conservation area.
	Infill/Infilling	The development of relatively small gaps between existing buildings.
	Infrastructure	The basic services required in order to support homes, businesses and travel etc. This includes utility services such as energy provision and sewage treatment, as well as transport networks.
	Inset	A village/town that is not included within the designation of Green Belt.
<b>LNR</b>	Local Nature Reserves	Places with wildlife or geological features that are locally significant i.e. certain species, rocks or minerals can only be found in that area. These are often managed by local community volunteers.
	Local Plan	One document within the Local Development Plan. The Local Plan is a planning policy document prepared by the Local Planning Authority that guides development for the plan period of 20 years. The Local Plan is subject to consultation and independent examination before the Local Planning Authority can adopt the document.
<b>NPPF</b>	National Planning Policy Framework	A document that sets out the Government's planning policies for England and how these are expected to be applied. the Framework was published in March 2012
	Open Space	All open space of public value which offer important opportunities for sport and recreation and can act as a visual amenity.
	Openness	Openness refers to the absence of built development.
	Parcel	An area of land which is subject to assessment. The entire District was divided into assessment parcels based on its characteristics and key physical features to enable comprehensive assessment and to make the process more manageable.
<b>PPG</b>	Planning Practice Guidance	Guidance for local authorities on best practice for implementing the Government's planning policies set out in the NPPF.
	Ribbon Development	Development, usually residential, usually extending along one or both sides of a road but not in depth i.e. one row of properties as opposed to comprehensive clusters.
	Rural Exception Schemes/Sites	Small sites used for affordable housing which are retained in perpetuity where sites would not

		normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
	Self-Contained Development	Development which conforms to strict boundaries and which has not lent itself to any sprawl.
<b>SSSI</b>	Sites of Special Scientific Interest	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
	Strategic Employment Sites	An area that provides a large amount of employment and which contributes to both the local economy and wider area.
	Topography	A description (or visual representation on a map) of the shape of the land, for example, contours or changes in the height of land above sea level.
	Urban Sprawl	The advancement of uncontrolled, ad hoc, unplanned and sporadic development beyond the clear physical boundary of a settlement.
	Washed Over	Villages/towns which are within the Green Belt and continue to hold the designation.