

1. INTRODUCTION

1.1 Hankinson Duckett Associates (HDA) was commissioned by Tandridge District Council to undertake a Landscape Capacity and Sensitivity Study of sites which have been presented to the council for consideration through the Housing and Economic Land Availability Assessment (HELAA) and Economic Needs Assessment (ENA).

1.2 The study will form part of the evidence base for the emerging Local Plan, which will include a range of studies informing which sites should be included as land allocations within the Local Plan.

Background

1.3 In 2008 the Council adopted its Core Strategy which sets out the number of houses required to be delivered within Tandridge between 2006 and 2026. The Local Plan will need to demonstrate that it has attempted to meet the future requirement for housing and that land will be allocated to provide for development needs.

1.4 The Council has prepared a Strategic Housing Market Assessment (SHMA) in accordance with the National Planning Policy Framework (NPPF), and an extensive evidence base to inform the Local Plan, including a Landscape Character Assessment, Strategic Flood Risk Assessment, Housing and Economic Land Availability Assessment and a Green Belt Assessment. The evidence has been used to inform the consultation draft of the Local Plan which sets out a range of issues and approaches which could be taken to respond to the future needs of the District. However, key to the evolution of the Council's Local Plan will be to determine a strategy which is mindful of the extensive constraints that Tandridge has, including two Areas of Outstanding Natural Beauty (AONB).

1.5 The Planning Practice Guidance (PPG) highlights the requirement for the meeting of housing need to take relevant constraints into account. To understand what is possible and to present a robust strategy to the Planning Inspector, the landscape must be comprehensively considered and the capacity for development demonstrated.

1.6 Using the 2015 Landscape Character Assessment of Tandridge prepared by HDA as a starting point, this new work considers the landscape sensitivity, value and capacity of a number of individual potential housing sites across the district, in order to assist in determining the most appropriate strategy for meeting needs in the District without risking undue harm to the nature of the area which is highly regarded. These sites are those which the HELAA identified as being suitable and available at a point in time, and do not necessarily represent those which the Council is seeking to allocate. At the time of writing, the Council had made no decisions regarding land allocations and this study will be used to inform that process.

2. METHOD STATEMENT

Introduction

2.1 The approach to this study followed best practice promoted by Natural England, as set out in the Landscape Character Assessment Guidance for England and Scotland (2002) and Topic Paper 6, and reaffirmed by Natural England's 2014 'An Approach to Landscape Character Assessment'.

Stage 1: Desk Study/Review

Landscape and visual

2.2 Baseline data has been collated in a Geographical Information System (GIS) and analysed and

mapped in zones to cover all the sites to be considered, in order to identify existing landscape features, views and the main elements which contribute to the character, structure and setting of each site.

Mapping has included:

- Geology and soils;
- Topography;
- Land use and landscape features (based initially on aerial photography and OS mapping);
- Regional and county landscape character types and areas, and associated guidelines;
- Local Plan designations including local landscape, nature conservation, and heritage designation;
- Extent of existing built development (Built Up Area Boundary);
- Listed buildings, conservation areas, registered parks/gardens, ancient monuments;
- public rights of way (including long distance footpaths etc) and notable view points;
- Areas at risk of flooding;
- Locally valued features e.g. landmarks;
- Any known cultural associations.

Stage 2: Landscape Structure and Settlement Pattern Analysis

2.3 Data was overlaid to create a baseline structural analysis for each zone, providing a context for field work and the detailed analysis and assessment to follow, helping to identify:

- The nature of the settlement edge and relationship to existing built form;
- Settlement morphology (including form and setting);
- Settlement visual envelope and intervisibility;
- Setting of the landmark features;
- The location/extent of major constraints to future development.

Stage 3: Stakeholder Engagement

2.4 Following the baseline work and the analysis and assessment, workshops were held in March 2016 with stakeholders to explain initial findings and the methodology for detailed assessment, and to take into consideration relevant comments. Those in attendance included council members, council officers from Tandridge and adjacent local authorities, Surrey County Council's landscape architect and ecologist, and a representative of the High Weald AONB board.

Stage 4: Broad Area Landscape Sensitivity

2.5 Maps illustrating the general landscape sensitivity across the district were prepared, taking into account the factors which determine sensitivity set out in Natural England's Topic Paper 6. These maps indicated the sensitivity context to the sites, but also accord with the detailed assessments of each site carried out in Stage 6.

Stage 5: Field Assessment

Landscape and visual

2.6 Field survey work was undertaken during spring 2016 to confirm and refine the baseline desk study, recording characteristics that cannot be recorded via the desk study alone, and informing the analysis and assessment set out in Stage 6. Findings were recorded onto survey sheets, OS mapping and annotated copies of the structural analysis overlays. Subsequent visits to the district were undertaken, to test/confirm Stage 6 assessment work.

Stage 6: Analysis and Assessment

2.7 Drawing together the desk studies and field assessment, and taking into account the guidance set out in Natural England's Topic Paper 6, each of the sites were assessed for the following factors, as set out below. Sites are assessed on an individual basis, and not as constituent parts of any wider strategic development.

- Existing landscape features, landscape character, and views, supported by annotated photographs as appropriate.
- Overall landscape sensitivity was then assessed, for each site taking into account the following elements in tabulated form:

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Visual sensitivity	Potential for mitigation	Overall sensitivity judgement
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- Overall landscape value was then assessed, for each site taking into account the following elements in tabulated form:

Landscape designations	Ecological and other designations (eg heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquility, and remoteness)	Overall value judgement
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2.8 For each site, the elements within the landscape sensitivity and landscape value tables were graded on their degree of sensitivity or value, ranging from negligible to major. That continuum of sensitivity and value is divided into a 5 point scale as follows:

- 1: Negligible
- 2: Slight
- 3: Moderate
- 4: Substantial
- 5: Major

As an example, visual sensitivity is determined as follows: a site that is visible from a very limited number of locations and is difficult to perceive within the wider landscape is judged to have negligible visual sensitivity and has a score of 1. At the other end of the scale, an open site which forms the dominant part of the view, particularly in views from outstanding assets such as an AONB, is judged to have a major visual sensitivity and has a score of 5.

2.9 The scores for each element within the landscape sensitivity and landscape value tables are summed to give overall sensitivity and value scores for each site, with the overall scores graded as follows for both sensitivity and value:

- 1-7: Negligible
- 8-14: Slight
- 15-21: Moderate
- 22-28: Substantial
- 29-35: Major

2.10 As a final stage, the overall sensitivity and value ratings were reviewed to assess whether a specific or overriding aspect of sensitivity or value has been under or over weighted in the consolidation of the profile into a single overall rating. If necessary, ratings could then be adjusted up or down

to reflect individual situations, ensuring that professional judgement is the final arbiter in the assessment process rather than relying solely on an arithmetic system. In this instance it has not been necessary to adjusted any sensitivity or value outcomes.

Stage 7: Landscape Capacity for Development

2.11 Finally, the landscape capacity of each site was determined by combining the sensitivity and value ratings derived from the tabulated assessments set out in Stage 6, using the following matrix:

		Sensitivity				
		Major	Substantial	Moderate	Slight	Negligible
Value	Major	Negligible	Negligible	Negligible / low	Low	Low / medium
	Substantial	Negligible	Negligible / low	Low	Low / Medium	Medium
	Moderate	Negligible / Low	Low	Medium	Medium / high	High / medium
	Slight	Low	Low / medium	Medium /high	High	High / Very high
	Negligible	Low / medium	Medium	High / medium	High / Very high/	Very high

3. POLICY CONTEXT

3.1 The Tandridge District Core Strategy was adopted by the Council in October 2008, and sets out key planning policies for the District. The new emerging Local Plan for Tandridge will set out the vision for the District for the next 20 years and provide a framework for the future improvement, development and local protection of the District and the Green Belt. The Local Plan will be informed by:

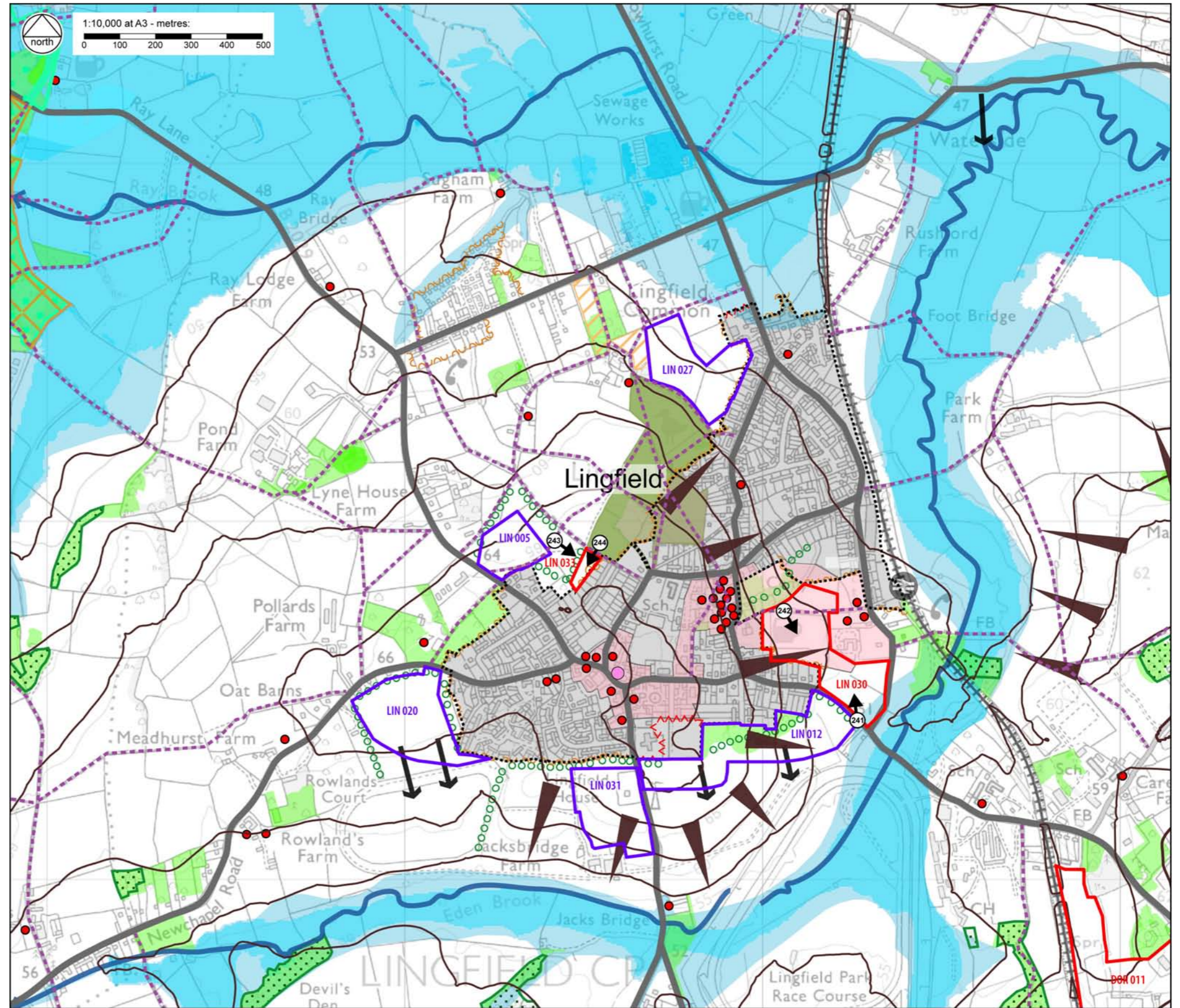
- The issues facing the District
- National planning policy (NPPF)
- Neighbourhood Plans
- Evidence from a range of assessments
- Community and other feedback gathered through formal consultations.

3.2 There are two Areas of Outstanding Natural Beauty (AONBs) within Tandridge, the Surrey Hills and High Weald. The NPPF makes it clear that great weight should be given to conserving landscape and scenic beauty within AONBs. The current Core Strategy (Policy CSP 20 - Areas of Outstanding Natural Beauty and CSP 21 - Landscape and Countryside) recognise that the natural environment should be conserved and enhanced.

3.3 An Area of Great Landscape Value (AGLV) was designated under the now revoked Surrey Structure Plan. AGLV remains part of the current policy framework for Tandridge District Council as one of its saved policies. A reassessment of the AGLV as either candidate areas for inclusion in the Surrey Hills AONB, or as a local landscape designation is ongoing and will eventually supercede the current AGLV.

3.4 Tandridge has the highest percentage of Green Belt of any Local Authority in the country at 94%, although some built up areas of the District are excluded, and there are a number of brownfield sites and settlements which remain in the Green Belt. Green Belt considerations are addressed separately in the Council's evidence base.

- KEY**
-  Sites assessed in 2017 (as labelled)
 -  Sites assessed in 2016 (as labelled)
 -  Contours
 -  Ridges
 -  Valleys
 -  Prominent slopes
 -  Significant water courses
 -  Environment Agency flood zones 2 & 3
 -  Woodland
 -  Ancient woodland
 -  Common land
 -  AONB
 -  Candidate AONB areas
 -  AGLV
 -  Site of Special Scientific Interest
 -  Site of Nature Conservation Interest
 -  Local Nature Reserve
 -  Conservation areas
 -  Listed buildings
 -  Ancient monuments
 -  Historic Parks and Gardens
 -  Built up areas
 -  Public rights of way
 -  Major roads
 -  Railways
 -  Hard urban edges
 -  Filtered urban edges
 -  Containment
 -  Key views
 -  Separation between settlements
 -  Photolocations



Lingfield Heath Analysis Plan (Area 12) See Figure 7 on page 1 for plan location

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Lingfield Settlement Analysis

- 2.50 Lingfield is located in the south-eastern part of Tandridge, approximately 6km to the south of Oxted. The village is located along the B2029 road, approximately 1.5km east of the A22. The East Grinstead branch of the Oxted railway line runs along the village's eastern edge.
- 2.51 Lingfield is distant from the Surrey Hills AONB to the north, but is within 2km of the High Weald AONB to the south. The village is situated on an elevated position within the wider undulating Low Weald Farmland which forms a swathe across the southern half of Tandridge, underlain by mudstone, siltstone and sandstone.
- 2.52 The local landform around Lingfield, falls towards the Eden Brook and Ray Brook flood zones, which contain the village to the south, east and north. The historic core with its Conservation Area, medieval church and numerous listed buildings is located on an elevated position towards the centre and south-eastern parts of the village. More recent development has spread out along roads, but is largely confined to the higher ground. Site **LIN030** is partially within the Conservation Area, but also descends south-east onto open fields towards the Flood Zone. Lingfield Racecourse is situated just outside Lingfield on lower ground further to the south-east.
- 2.53 North of Lingfield is a small dispersed area of settlement known as Lingfield Common, with an extensive network of public footpaths crossing the fields between Lingfield Common and Lingfield to the south. Along the north-western edge of Lingfield, there is a nature reserve, and a recreation area on the upper extent of north facing slopes with views out over the Low Weald to the north. Adjacent to the nature reserve is site **LIN033**. A limited stretch of ribbon development also extends along the south edge of Newchapel Road, out to the west of Lingfield.
- 2.54 Each site associated with Lingfield is assessed in more detail on the following pages.

12 Lingfield: Site LIN030

New Place Farm including oast house

Southern portion of the site

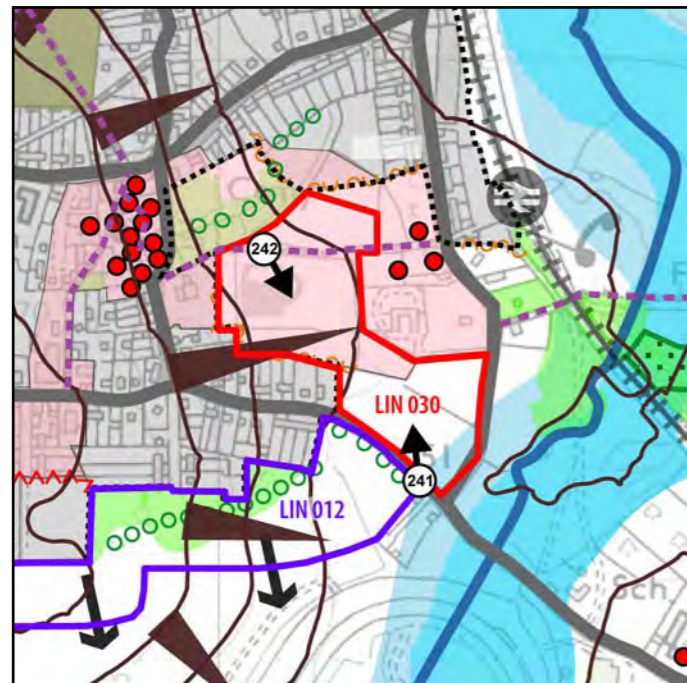


Photograph 241: View north from the B2028 road.

Public footpath leading to railway station



Photograph 242: View south-east from public footpath which runs between the northern and southern parts of the site



Plan not to scale

See plan on page 72 for wider context and key to symbols

Site Visibility (see accompanying photographs above):

- 1.1 Site **LIN030** is open to view from the road network to the south-east, the public footpath which runs through the site, and from existing settlement adjacent to the site. The site is in the Conservation Area, but not visible from the historic centre of Lingfield.
- 1.2 There is distant intervisibility with the High Weald to the south-east, but the site would be difficult to perceive from the AONB.
- 1.3 Overall, the visual sensitivity is judged to be **Substantial**. This rating feeds into the overall sensitivity assessment table on the following page.

Landscape Capacity:

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:

Moderate sensitivity x **Moderate** value = **Medium** landscape capacity
- 2.2 With both moderate sensitivity and value, site **LIN030** is considered to have medium landscape capacity for development. The site is potentially suitable for limited development within the northern part of the site, in association with the existing surrounding development, provided it has regard for the existing character of the area and demonstrates no adverse impacts on the surrounding local landscape or separation to Dormansland. Other evidence relevant to the site's suitability for development should also be considered.

Landscape Sensitivity:

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
3	1	2	3	3	4	2	18
<p>The site consists mainly of grass fields. Boundaries vary, but are generally well vegetated. Post and wire fencing with barbed wire and metal gates along footpath through the northern part of the site.</p> <p>Majority of site recorded as grade 3 agricultural land.</p>	No features with significant ecological sensitivity identified.	<p>The northern and central part of the site is on similar topography to surrounding settlement, and surrounded by housing, would effectively be 'infill'.</p> <p>The southern portion of the site however descends towards the flood plain associated with Eden Brook to the south-east, and although within the outer road network of Lingfield, begins to protrude into the surrounding rural landscape.</p>	The southern portion of the site is part of the undeveloped land between Lingfield and Dormansland. Combined with low density development either side of the railway, development within the southern portion of the site would weaken the sense of separation between the two settlements.	<p>The central and northern parts of the site are relatively inward looking, but provide a degree of open aspect to adjacent properties.</p> <p>However, the southern portion of the site is a noticeable part of the south-eastern approach into Lingfield, and provides a rural setting to the village.</p>	<p>The northern and central parts of the site are open to view from the public right of way through the site. The central part of the site is overlooked by adjacent housing. The southern portion of the site is open to view from the south and east, including along the B2028 road and Station Road.</p> <p>The site is screened from the historic core of the Conservation Area to the west by adjacent settlement, but housing is likely to be visible from the road to the east over pub garden boundaries.</p> <p>There is distant intervisibility with the High Weald to the south-east, but the site would be difficult to perceive from the AONB.</p>	Any development should be in keeping with the Conservation Area. Combined with existing tree cover, potential planting could screen site effectively from the limited views from the south-east, although views into the site from adjacent properties and from the footpath through the site would remain. Effects on views of church spire from the south-east should be avoided.	MODERATE

Landscape Value:

Landscape designations	Ecological and other designations (eg. heritage, Flood Zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	3	3	4	4	3	2	20
None.	The site is located within the Conservation Area, and a small area of Flood Zone extends into the south-east corner of the site.	The site is unremarkable in itself, but within a Conservation Area and provides a rural approach into Lingfield.	<p>The site forms the land between two considerable areas of historic settlement.</p> <p>Surrey Historic Landscape Characterisation:</p> <p>8. SETTLEMENT RELATED</p> <p>802. Scattered settlement with paddocks (post-1811 & pre-1940 extent)</p>	The site is part of the open setting to the eastern approach to a significant grouping of listed buildings in the centre of Lingfield, including grade I listed church of St Peter and St Paul, and part of the approach to a group of listed buildings to the west, including grade II New Place, dating from 1617.	A public footpath runs through the site which is well used by pedestrians accessing the railway station from the majority of Lingfield.	<p>Despite being in the Conservation Area, the site has urban-edge land uses introduced through defensive fencing and adjacent modern housing.</p> <p>Fields within the southern part of the site are part of the transition to rural countryside surrounding Lingfield.</p>	MODERATE