Caterham-on-the-Hill Analysis Plan (Area 03) See Figure 1 on page 4 for plan location
Caterham on the Hill Settlement Analysis

1.1 Caterham on the Hill lies within the north-western part of Tandridge District and forms the western part of Caterham. Chaldon lies to the west of Caterham, a village consisting of relatively low density areas of settlement, slightly detached from Caterham on the Hill. Beyond Chaldon, settlement borders rural countryside to the south and west, including the nearby south facing scarp slope of the North Downs.

1.2 Caterham on the Hill is outside, but close to, the northern edge of the AONB. Underlain by chalk, the settlement is situated on the dip slope of the North Downs, just above the chalk ridge.

1.3 The settlement lies on a highly undulating area of complex local topography, towards the top of the generally north facing dip slope, which is above the North Downs scarp slope to the south. The area is well wooded, with significant blocks of ancient woodland. An area of woodland provides a stretch of separation along the B2031 road between Caterham on the Hill and Caterham Valley.

1.4 Between the western edge of Caterham on the Hill and the north-eastern edge of Chaldon lies the Surrey National Golf Club golf course, which forms site CAT039. The southern part of the site CAT039 is located on the head of a local ridge feature which descends to the north in a Y shape arrangement of valley spurs towards a prominent wooded valley feature to the north-west, known locally as “Happy Valley”. CAT054 is located within the built up area of Caterham on the Hill, on higher ground to the east.

1.5 To the south, on the north facing dip slopes along south-western edge of Chaldon on the Hill, are sites CAT042 and CAT063. Further south-east are sites CAT014 and CAT019 located on the edge of Caterham on the Hill at the top of a south-east facing wooded valley side.

1.6 Each site between Caterham on the Hill and Chaldon is assessed in more detail.
1.1 Site CAT039 is the Surrey National Golf Club which covers a large area to the west of Caterham on the Hill and is crossed by footpaths and bridleways making it visually sensitive.

1.2 From the south there are views from the B2031 and housing. Fryern Farm and properties to the south west corner of the site have views into the site.

1.3 There are views from Bridleway 76/ Green Lane along the eastern boundary of the site. Housing and public open spaces beyond this have views into the site, including from site CAT054. There are views from Magazine Road/ Bridleway 78 to the north. Longer distance views are contained by vegetation along Magazine Road.

1.4 Views from the west are prevented by significant areas of woodland. Bridleway 77 links Leazes Avenue and Green Lane, and Footpaths 74 and 75 run north-south through the site. Footpath 3 runs along the western boundary.

1.5 Overall, the visual sensitivity is judged to be High. 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:

- Substantial sensitivity × Moderate value = Low landscape capacity

2.2 Site CAT039 has substantial sensitivity due to its inconsistency with the existing settlement form/pattern, and the difficulty with which the effects of development could be mitigated. Combined with moderate value, the site has low capacity for housing development. Development in this area would have a significant detrimental effect on the character of the landscape.
### Landscape Sensitivity:

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<thead>
<tr>
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<th>Inconsistency with existing settlement form/pattern</th>
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</tr>
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</table>

The site is Surrey National Golf Club. It is highly landscaped and managed, however there are two areas of ancient woodland retained on site, to the west and south-east. There are also two ponds in the northern part of the site, including oak and chestnut. Historic field boundaries have been lost. Along the central north-south footpath there is new tree planting.

Public rights of way to the north are bounded by mature hedgerows. There is a hedge along Green Lane.

The current settlement edge is formed by the robust hedge along Green Lane.

Caterham on the Hill is to the east and south of this site. Caterham on the Hill has developed on gentler slopes to the east. Recent modern development has brought the settlement out to the boundary of the Green Lane public right of way adjacent to the site.

New development would lead to a coalescence between these settlements.

The site is part of the wider landscape continuum and is connected to the woodland at Pikes Wood and Broad Wood to the north and west.

From the east – new housing is slightly elevated along the ridge line and has clear views into the site.

Housing to south also looks into the site.

From public rights of way to the north views into site are very limited due to land sloping away to south.

There is no view in from the west as the housing here is well contained.

There are open views from public rights of way that cross the site as well as from Green Lane along the eastern boundary.

If development took place it would not be possible to mitigate the loss of separation between Caterham and Chaldon.

It would be difficult to mitigate the loss of amenity for the public rights of way network within and around the site.

If development took place existing vegetation, especially substantial boundary vegetation, should be retained in order to mitigate visual impacts on local housing.

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### Landscape Value:

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<thead>
<tr>
<th>Landscape designations (eg. heritage, flood zone etc)</th>
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</table>

The current AGLV covers all of this site.

There is ancient woodland within site and adjacent to it.

Caterham on the Hill is to the east and south of this site. Caterham on the Hill has developed on gentler slopes to the east. Recent modern development has brought the settlement out to the boundary of the Green Lane public right of way adjacent to the site.

New development would lead to a coalescence between these settlements.

The site is part of the wider landscape continuum and is connected to the woodland at Pikes Wood and Broad Wood to the north and west.

From the east – new housing is slightly elevated along the ridge line and has clear views into the site.

Housing to south also looks into the site.

From public rights of way to the north views into site are very limited due to land sloping away to south.

There is no view in from the west as the housing here is well contained.

There are open views from public rights of way that cross the site as well as from Green Lane along the eastern boundary.

Although there is some road air noise this is a tranquil area, especially on the public rights of way network and wooded areas to the north of site.

There are urban influences from new housing on the ridge to the east overlooking the site. The adjoining woodland character and character of ancient native woodland within site gives the site a high scenic quality.

Land use as golf course detracts from naturalistic character but retains attractive formal quality.
1.1 Site **CAT054** is a small area of public open green space between recent housing developments within the settlement boundary of Caterham on the Hill. It is a locally valued green space making it visually sensitive.

1.2 There are localised views from housing to the north, south and east, see photograph above.

1.3 There are public paths through the site which are visually sensitive to change.

1.4 To the west is the current Area of Great Landscape Value (AGLV) and a public right of way (Green Lane - Bridleway 76). These areas have views into the site. There are glimpsed views from Surrey National Golf Club.

1.5 Overall, the visual sensitivity is judged to be **Moderate**. This rating feeds into the overall sensitivity assessment table on the following page.

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 \( \times \) **Moderate** value = **Medium** landscape capacity

2.2 With moderate sensitivity and value, site **CAT054** is judged to have a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited housing proposals, but would need to demonstrate no adverse impacts on the setting of the existing landscape and settlement. Other evidence relevant to the site's suitability for development should also be considered.
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This site is a small area of managed green open space with stands of mature and semi mature trees and paths linking east and west, north and south.

To the north and south is modern housing development with a variety of boundary treatments including brick walls, wooden fences and low hedges. To the east there is a metal fenced boundary with Coulsdon Road. To the west the space opens out to green open space along Green Lane.

Urban Agricultural Land Classification.

There are a variety of trees in stands through site.

The site is a section of green space between two areas of modern housing development to north and south.

It is within the settlement boundary of Caterham on the Hill and would be an area of infill housing.

It would not be inconsistent with the development pattern of Caterham.

There is no contribution to separation between settlements.

The site has a high contribution to the amenity of local housing developments.

There are open views onto the space from new houses north and south.

There is a view onto the site from Green Lane public right of way.

There is a view from the current AGLV to the west (glimpses in from slopes).

It would be difficult to mitigate the loss of a locally valued green space with visual links to the AGLV.

With such a narrow and small site it would be difficult to mitigate views from local housing which looks onto the site.

The effects on Green Lane/public right of way and the AGLV would need to mitigated through enhanced boundary vegetation along the west.

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<td>2</td>
<td>5</td>
<td>3</td>
<td>17</td>
</tr>
</tbody>
</table>

The site adjoins the current extent of the AGLV to the south-west.

None

The site is distinctive as a retained green space between areas of new housing.

There are links to the open green spaces to the west, which also makes this distinctive.

Surrey Historic Landscape Characterisation:

8. SETTLEMENT RELATED

816. Small to medium estates (post-1940)

The site has a minor contribution to the current AGLV.

The site is an area of Public Open Green Space which is clearly highly valued by local residents.

There is a high usage by dog walkers/walkers, as it links to nearby greenspaces to the west and the public rights of way network.

This is a quiet and peaceful area of open green space set in an urban environment, with attractive greenspace views to the west.

Impacts from roads are slight.

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MORERATE
1.1 Site CAT042 is made up of two rural fields between two built up areas and is well contained by vegetation and the sloping landform. It has public rights of way to the north and south and permissive routes across the site, making it visually sensitive.

1.2 From the east there are views in from the western parts of the Caterham School playing fields, where the boundary vegetation is weak, (see photograph 27). From the south there are views across the site from Willey Lane, housing along Willey Lane and Footpath 18, see photograph 28. Roffes Lane forms the boundary to the west along a small valley. Housing is elevated on slopes above the lane and has views into the site (see photograph 28). The northern boundary is formed by Footpath 17a, from where there are views into the site through gaps in hedgerows.

1.3 Overall, the visual sensitivity is judged to be Moderate. This rating feeds into the overall sensitivity assessment table on the following page.

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:

Substantial sensitivity x Moderate value = Low landscape capacity

2.2 Site CAT042 has substantial sensitivity due to its contribution in preventing coalescence between Caterham on the Hill and Caterham Valley, and thereby helping to maintain their separate identities. The site also has an important contribution to the setting of the surrounding landscape and settlement, and development could be difficult to mitigate. Combined with moderate value, the site has low capacity for housing development. Development in this area would have a significant detrimental effect on the character of the landscape.
### Landscape Sensitivity:

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The site is two rural fields of rough grassland which have been used for horse grazing. There is tree or low shrub cover within each field. The field to the east is separated to the west by a mature hedge with trees. There is part of an old hedgeline within this field. The eastern field is surrounded by boundary vegetation which is particularly robust along the public rights of way to the south.

To the north west Roffes Lane forms the settlement edge of Caterham Valley. To the south east. It forms a part of the green boundary of Caterham Valley in the west.

The site is part of a green corridor which stretches between two built-up areas. It is partially connected to the settlement boundary of Caterham on the Hill to the north west and partially connected to the settlement boundary of Caterham Valley to the south east. To the north west Roffes Lane in the bottom of the valley forms the settlement edge to Caterham on the Hill and housing along the ridge of Stanstead Road forms the edge of Caterham Valley.

Development here would reduce the separation between two built-up areas, causing coalescence at this point.

This site is an important part of the wider landscape continuum which runs from the green spaces around Caterham Dene Hospital in the east to the AONB in the west. It forms a part of the green separation between the two Caterham settlements.

There are visual links to the historic centre of Caterham within the eastern field.

There are views of the site from the public rights of way to the north and south of the site. From Willey Lane views are limited however by the hedgerow and boundary vegetation. The properties to the west on Willey Lane and those that back onto the site from Stanstead Road to the south east have views in.

There are glimpses across the site from Roffes Lane to the west. Houses along Roffes Lane are elevated on slopes and have views across the fields. There are views out to the church spire to the east.

The surrounding footpaths, surrounding footpaths, the site is well-used area of rural land with well-preserved boundaries between two areas of housing. The topography is distinctive. Visual links are limited however there are views of the church spire and the tower at the historic centre of Caterham. These visual links are distinctive.

There are limited wider views in and out which means this site contributes little to outstanding assets such as the AONB to the south. The site has well used public rights of way to the north and south of the site. While on site there was evidence of a high usage by dog walkers.

Urban influences are low with only distant sounds of the road. The landform and tree cover provide enclosure and views of nearby settlement is reduced. The rolling landscape has a scenic quality. The surrounding footpaths, Willey Lane and Roffes Lane and the rural land uses add to the rural character of the site.

**Potential for mitigation**

- Development would not be possible to mitigate for the loss of separation between settlements.
- Impacts on the rurality of the public rights of way would be difficult to mitigate. Boundary vegetation would need to be retained and enhanced in order to help mitigate views, however the sloping nature of the site would mean that views could not be entirely prevented.

**Overall sensitivity judgement**

- It would not be possible to mitigate for the loss of separation between settlements.
- Boundary vegetation would need to be retained and enhanced in order to help mitigate views, however the sloping nature of the site would mean that views could not be entirely prevented.

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The site is within the current extent of the AGLV.

The site is a well-used area of rural land with well-preserved boundaries between two areas of housing. The topography is distinctive. Visual links are limited however there are views of the church spire and the tower at the historic centre of Caterham. These visual links are distinctive.

Caterham. These visual links are distinctive.

There are views out to the church spire to the east.

There are views of the site from the public rights of way to the north and south of the site. From Willey Lane views are limited however by the hedgerow and boundary vegetation. The properties to the west on Willey Lane and those that back onto the site from Stanstead Road to the south east have views in.

There are glimpses across the site from Roffes Lane to the west. Houses along Roffes Lane are elevated on slopes and have views across the fields. There are views out to the church spire to the east.

Caterham. These visual links are distinctive.

There are views of the site from the public rights of way to the north and south of the site. From Willey Lane views are limited however by the hedgerow and boundary vegetation. The properties to the west on Willey Lane and those that back onto the site from Stanstead Road to the south east have views in.

There are glimpses across the site from Roffes Lane to the west. Houses along Roffes Lane are elevated on slopes and have views across the fields. There are views out to the church spire to the east.

Caterham. These visual links are distinctive.

There are views of the site from the public rights of way to the north and south of the site. From Willey Lane views are limited however by the hedgerow and boundary vegetation. The properties to the west on Willey Lane and those that back onto the site from Stanstead Road to the south east have views in.

There are glimpses across the site from Roffes Lane to the west. Houses along Roffes Lane are elevated on slopes and have views across the fields. There are views out to the church spire to the east.

Caterham. These visual links are distinctive.

There are views of the site from the public rights of way to the north and south of the site. From Willey Lane views are limited however by the hedgerow and boundary vegetation. The properties to the west on Willey Lane and those that back onto the site from Stanstead Road to the south east have views in.

There are glimpses across the site from Roffes Lane to the west. Houses along Roffes Lane are elevated on slopes and have views across the fields. There are views out to the church spire to the east.

Caterham. These visual links are distinctive.
Site Visibility (see accompanying photograph above):

1.1 Site CAT063 is four fields to the east of Caterham on the Hill and has weak boundary vegetation to the north and west. It is very close to the AONB, North Downs Way and has a public right of way along Willey Farm Lane to the south making it visually sensitive.

1.2 There are views from Birchwood Lane to the north, which is also a public right of way. This affects a few properties along this route.

1.3 To the west there are open views from the junction of Pilgrims Lane and Willey Farm Lane, which is part of the North Downs Way, and is within the AONB. These are restricted by wooded boundaries along Pilgrims Lane. There are glimpsed views of housing along the edge of the site from the North Downs Way to the south. There are views from housing which backs onto the site along the east of Caterham on the Hill.

1.5 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 moderate sensitivity and value, site CAT063 is judged to have a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited housing proposals, but would need to demonstrate no adverse impacts on the setting of the existing landscape and settlement. Other evidence relevant to the site’s suitability for development should also be considered.
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</table>

The site is four fields in pasture with a small block of woodland within the centre of the site and ancient woodland within the northern section.

Along the eastern boundary is a low coniferous hedge, and timber fence. Along the northern boundary there is a post and wire fence. Ancient and deciduous woodland forms part of the boundary. Along the western boundary there is a wooden fence and no hedgerows.

The site is Grade 3 and Urban Agricultural Land Classification.

### Landscape Value:

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<td>3</td>
<td>3</td>
<td>19</td>
</tr>
</tbody>
</table>

The site is within the current AGLV and close to the AONB.

There is a small section of ancient woodland within the site.

The site is agricultural fields typical of the area, but not particularly distinctive.

Survey Historic Landscape Characterisation:
1. FIELD PATTERNS/SYSTEMS
111. Medium regular fields with straight boundaries (parliamentary enclosure type)

The site is in the current AGLV and forms part of the rural setting to the AONB to the southwest and the setting to the North Downs Way.

There is no formal or informal public access onto the site.

There are public rights of way to the north and south which have visual access to the site, as well as visual access from the North Downs Way and AONB.

There are some road noise intrudes upon the landscape.

There are some urban influences from east from housing which backs onto the site.

Adjacent AONB and rural surroundings give this site a scenic quality.
Site Visibility (see accompanying photographs above):

1.1 Site CAT014 is an area of woodland on a steep east facing slope on the edge of Caterham Valley. There are public rights of way on three sides and the landform affords views across the valley.

1.2 There are open views of the site from Bridleway 19 (Beech Grove) to the west of the site, and the property ‘Woodcrest’ along the Bridleway, and from site CAT019. There are also views from properties along Standstead Road and Alderwood Close which back onto the site.

1.3 From the south there are views from the path which links Bridleway 19 and Bridleway 158. Woodland to the south means that wider views are contained.

1.4 From Bridleway 158/ Harestone Lane and housing along Dunedin Drive and Harestone Lane to the east there are views of the site. There are longer distance views from areas of Caterham Valley to the east, which is within a candidate AONB area.

1.5 Overall, the visual sensitivity is judged to be Moderate. 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 moderate sensitivity and value, site CAT014 is judged to have a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited housing proposals, but would need to demonstrate no adverse impacts on the setting of the existing landscape and settlement. Other evidence relevant to the site’s suitability for development should also be considered.
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The site is a woodland site on steep slopes which is part of the wooded slope character of Caterham.

To the south, east and west of the site is bounded by public rights of way. Along the southern footpath there is old metal fencing along the route.

Along the Harestone Lane to the south there is a steep bank, but no fenceline along the site.

To east and north there is no distinguishable fence line along the boundary.

Urban Agricultural Land Classification.

There is deciduous woodland across the site, including Yew and beech trees.

The site is attached to the settlement boundary to the north and east.

The site slopes steeply but development on slopes of this gradient is not inconsistent with the development pattern of Caterham Valley.

The site forms some separation between areas within Caterham Valley.

The site forms a significant part of the wooded backdrop along Harestone Valley.

There are open views through woodland to the eastern slopes.

Woodland to north provides containment to the site, although views are filtered by boundary vegetation.

Housing to east of the site on Harestone Lane has views due to the steepness of the slope.

There is intervisibility with candidate AONB to the east.

There is intervisibility with housing to the east on facing slopes.

It would be difficult to mitigate for the significant loss of woodland in this area of Caterham.

The sloping nature of the site limits mitigation possibilities.

It would be difficult to mitigate the loss of rurality for the two public rights of way.

Boundary vegetation would need to be retained and enhanced.

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<td>1</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>16</td>
</tr>
</tbody>
</table>

Near candidate AONB area to the South/existing AGLV to north and south.

Near AONB to east but not adjacent.

The site includes deciduous woodland priority habitat.

This site is a distinctive wooded slope which forms part of the wooded backdrop to Harestone Valley, including the Harestone Valley policy area to the north, which has its own character assessment.

There are visual links to the east of the valley.

There are visual links to the east of the valley.

Surrey Historic Landscape Characterisation:

- **FIELD PATTERNS/ SYSTEMS**

  - 108. Small rectilinear fields with wavy boundaries
  
  These rectilinear fields were created by the regular enclosure or ‘assarts’ from larger areas of woodland. They are probably examples of early enclosure from woodland undertaken on a systematic basis.

The wooded slopes form part of the backdrop to the Harestone Valley and form a minor part of setting to AONB and the current AGLV.

There are public rights of way on three sides of the site.

Harestone Lane has long distance links all the way through to Caterham on Hill/Queens Park and green spaces to the north and south.

Other footpaths link to green spaces to the south.

There are views of the AONB which add a scenic quality.

This site is set adjacent to the settlement boundary and has housing to north and east however these are set behind boundaries and do not have an adverse impact on the site.

Harestone Lane has a rural character which is attractive.

Sounds of roads and other urban influences are low.
1.1 Site CAT019 is a flat site which includes a covered reservoir and landfill site. It is to the south of Caterham Valley.

1.2 There are views from Bridleway 19/Beech Grove which forms the boundary to the site to the north and east and the path along CAT014. Adjacent housing on Stanstead Road, Beech Grove and CAT014 have localised views of the site.

1.3 Views to the south are restricted due to woodland south of the site.

1.4 There are glimpsed views of the site from across the valley to the east.

1.5 Overall, the visual sensitivity is judged to be Moderate. This rating feeds into the overall sensitivity assessment table on the following page.

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:

- Slight sensitivity x Slight value = High landscape capacity

2.2 With slight sensitivity and value, CAT019 is a relatively unconstrained site with a high landscape capacity for housing development, provided that the form of new development proposals are closely related to, and in scale with, existing settlement adjacent to the site. Other evidence relevant to the site’s suitability for development should also be considered.
Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Inherent landscape quality</th>
<th>Ecological sensitivity</th>
<th>Inconsistency with existing settlement form/ pattern</th>
<th>Contribution to separation between settlements</th>
<th>Contribution to the setting of surrounding landscape/settlement</th>
<th>Views (visual sensitivity)</th>
<th>Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</th>
<th>Overall sensitivity judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SLIGHT</td>
</tr>
</tbody>
</table>

The site includes a house and garden to the north, small areas of woodland, a covered reservoir and landfill site to the south. On landfill area is young regenerated tree cover. In other parts of the site woodland is more mature and includes yew trees. Boundaries include a wooden fence around the reservoir, hedges around the landfill and property. Along the road side there are some 10m+ trees which include beech.

The site has no contribution to any 'outstanding' assets', including the AONB. The vegetation on site creates a sense of enclosure. Urban influences are limited due to quiet road and the rural lane to the south. Which creates a tranquil character.

Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations</th>
<th>Ecological and other designations (eg. heritage, flood zone etc)</th>
<th>Local distinctiveness</th>
<th>Any historic/cultural/ literary associations</th>
<th>Contribution to setting of 'outstanding assets'</th>
<th>Recreation and public access/ locally valued spaces</th>
<th>Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)</th>
<th>Overall value judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>SLIGHT</td>
</tr>
</tbody>
</table>

The current AGLV is to the north of Stansted Road. None. The woodland and wooded boundaries form part of the distinctive wooded slopes which are the backdrip to housing along Harestone Valley Road. The site itself is unremarkable and has historic use as a landfill site and water works.

The site has no contribution to any 'outstanding' assets', including the AONB. There are public rights of way around 3 boundaries however the site has no formal or informal public access. Woody character contributes to BW19 and 20.

The vegetation on site creates a sense of enclosure.

Caterham Valley has developed along the ridges and valleys to the south of the historic village of Caterham. The site lies adjacent to Character Area B – Stanstead Road - which is characterised by suburban houses predominantly with plots perpendicular to the road, some angled plots along closes and cul-de-sacs. South of this Character Area is strongly rural in character with scattered properties behind wooded and hedged boundaries. Development on this site would not be inconsistent with the ridge development, however dense development would not be consistent with the predominant low density detached built form.

Although development on this site would not close a gap between settlements it would close part of the green, wooded gap between Stanstead Road and Dome Hill Peak.

The site is part of the wooded steeper slopes which run from rural areas to the south to the north. The site is not visually prominent due to the large amount of woodland around the site. There are some glimpsed views across the valley to the east. There are views from properties along the road to the north, although boundary hedges restrict views in. There is a public right of way around the site and a path linking the site to Harestone Lane. These have views of the site. There are views of this site from CAT014.

It would be difficult to mitigate the impact of development on the rurality of the public right of way system around two sides of the site, and the views from across the valley to the east. In order to mitigate the impact on surrounding properties retain existing vegetation and mature trees around the boundary.

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