Caterham Valley Analysis Plan (Area 04) See Figure 1 on page 4 for plan location

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Caterham Valley lies within the northern part of Tandridge district, and forms the eastern extent of Caterham. The area is focused on a dry valley which runs broadly north-south, and adjoins Warlingham and Whyteleafe to the north, and rural countryside to the south. The B2208 road, part of the A22, and part of the Caterham branch line railway, run along the valley.

Caterham Valley abuts the Surrey Hills AONB to the east, and adjoins candidate areas being considered for inclusion with the AONB as part of the AONB boundary review. Underlain by chalk, the settlement is situated on wider dip slope of the North Downs.

Extensive areas of sloping woodland, including hangers and ancient woodland, lie to the south and south-east of Caterham Valley above the North Downs scarp to the south, and restrict the spread of development south.

The settlement lies on steeply sloping topography. The majority of Caterham Valley sits within a Y shaped arrangement of two valleys, with settlement rising up onto a ridge spur between the two valleys to the south. The valleys rise to the east and west, with site CAT038 located on east facing slopes to the west, and CAT016 and ENA02 located on west facing slopes to the east. Site CAT057 is located on the east facing side of the wooded ridge at the southern end of the settlement, and is within an AONB candidate area.

Each site associated with Caterham Valley is assessed in more detail on the following pages.
1.1 Site CAT038 is a terraced garden site which includes a large detached property to the east and woodland to the north, on an area of green space between Caterham Valley and Caterham on the Hill. It is well contained by vegetation.

1.2 Waller Lane forms the southern boundary to the site. Views are possible of the house and glimpses of the garden area, but boundary planting restricts views in, see photograph 35. Woodland forms the eastern boundary to the site. This restricts views in, however there is some intervisibility with facing slopes in Caterham Valley from the northern wooded parts of the site.

1.4 Views from the west are prevented by an area of woodland. However the northern wooded parts of the site are visible from an area of green open space which is accessible from Furrows Place, see photograph 34.

1.5 The visual sensitivity is judged to be slight. This rating feeds into the following overall sensitivity assessment table.

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 Site CAT038 is judged to have an overall medium landscape capacity for housing development, provided considerations such as settlement pattern and the contribution to the surrounding landscape are taken into account. Other evidence relevant to the site’s suitability for development should also be considered.
Landscape Sensitivity:

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<tr>
<th>Inherent landscape quality (intactness and condition)</th>
<th>Ecological sensitivity</th>
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<th>Views (visual sensitivity)</th>
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</table>

This is a garden site which includes a detached house to the east and flat garden site to the west. The northern parts of the site are wooded and on steep east facing slopes.

Woodland forms a boundary to the site to the east and west, precluding views of the site.

Along Waller Lane to the south low managed hedges restrict views in.

Urban Agricultural Land Classification.

The site is wooded at the northern end which is part of the continuous wooded slopes to the east and west of site. Most of the site is a garden site.

The site is located in the wooded slopes which form part of the undeveloped space between Caterham Valley and Caterham on the Hill. There has been no development on these slopes apart from scattered individual housing. Otherwise housing development is concentrated along the roads which are orientated north-south – Whyteleafe Road and Stafford Road. There is modern development – Taunton Avenue however this is located on the gentler slopes above the valley. Development here would not be entirely inconsistent.

The site is located between Caterham Valley and Caterham on the Hill. Currently there is a buffer of green spaces, including woodland, school playing fields, Queen’s Park and the cemetery which separate these two settlements.

The site is well contained and inward looking. It is part of the wooded rural character of the slopes running along the valley and contributes to the settlement of Caterham Valley.

Views in and out are limited due to the good level of containment from woodland surrounding the site.

There are glimpses in from Waller Lane through entrances and across low hedges. There is intervisibility where the site is steeply sloped at the northern end.

It would not be possible to mitigate the loss of woodland to the north of the site, or the views of wooded slopes from Caterham Valley.

Retain rural character of Waller Lane by retaining hedged and treed boundary treatments.

MODERATE

Landscape Value:

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<td>2</td>
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</table>

The site is close to the AQNB and candidate AQNB, but there are no landscape designations within or adjacent to the site.

There are numerous TPOs within and around site.

The wooded slopes and rural character of the lane are a distinctive part of the character of the landscape between Caterham Valley and Caterham on the Hill.

Surry Historic Landscape Characterisation:

4. WOODLAND

415. Regenerated secondary woodland on farmland - not plantations

The site forms part of the wooded slopes which are characteristic of Caterham Valley.

There is no formal or informal public access into the site, and there are no public right of ways nearby.

Views are primarily from the road.

The tranquility of the site is high due to woodland and the rural character of the lane which is well used by walkers.

MODERATE
04 Caterham Valley: Site CAT016

Photograph 37: Panorama across the site south to north towards the town

Site Visibility (see accompanying photograph above):

1.1 Site CAT016 is a large sloping field to the east of Caterham Valley which is well contained along the eastern boundary. Due to the landform the site is visible from a number of the streets in Caterham.

1.2 The A22 forms the eastern border of the site. It is densely wooded and has no views of the site.

1.3 The northern boundary is formed by garden planting and a small area of woodland around Deerswood Close. There is no view in from these houses and only glimpses in from the Public Footpath which links across the A22 to the AONB.

1.4 There are open views along the western boundary due to weak boundary vegetation and the sloping landform. This means houses, businesses and places of worship have open views in from facing slopes. There are views from houses on Tillingdown Lane to the south of the site.

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 × Moderate value = Medium landscape capacity

2.2 With moderate sensitivity and value, site CAT016 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.

See plan on page 64 for wider context and key to symbols.
The site is a large sloping field to the east of Caterham Valley, in generally good condition. Along the east the boundary is formed by the A22. This is banked up with dense planting along it. Along the north there is an area of woodland cover. The western boundary is formed by backs of gardens with a variety of boundary treatments, including fences and scrub. There is no tree cover within the site although trees around the boundaries.

Grade 3 and Urban Agricultural Land Classification.

The site has scrub and woodland to the north. Primroses on site and deer seen during site visit. This is a steeply sloping site which is adjacent to the settlement boundary. Development here would be consistent with post-war development on the slopes to the north and south of the site.

To the west modern housing has been built up to the boundary.

The site does not make any contribution to separation between settlements.

This site is visible from parts of the town to the west and makes a contribution to the setting of the eastern area of the town.

When the site is viewed from Tupwood Lane, the A22 is hidden by vegetation, and the site appears as a continuation of the AONB slopes which is beyond the road to the east.

There is intervisibility with Caterham, including views of the church spire and church tower and housing along Tupwood Lane.

There is potential to extend the existing landscape structure of wooded backdrop to housing throughout the site in order to mitigate some of the loss of setting to the town.

Development could be considered on the lower slopes.

There is no intervisibility with the AONB due to the landform but there is intervisibility with the candidate AONB.

There is potential to extend the existing landscape structure of wooded backdrop to housing throughout the site in order to mitigate some of the loss of setting to the town.

Development could be considered on the lower slopes.

The site is within the current extent of the AGLV and adjacent to AONB.

There are no other designations covering the site. The site is distinctive due to the topography which links the town and AONB when viewed from the west.

Surrey Historic Landscape Characterisation:
1. FIELD PATTERNS/ SYSTEMS
112. Large regular fields with straight boundaries (parliamentary enclosure type)

The site is a large sloping field to the east of Caterham Valley, in generally good condition. Along the east the boundary is formed by the A22. This is banked up with dense planting along it. Along the north there is an area of woodland cover. The western boundary is formed by backs of gardens with a variety of boundary treatments, including fences and scrub. There is no tree cover within the site although trees around the boundaries.

Grade 3 and Urban Agricultural Land Classification.
Photograph 38: View from Tupwood Lane

Photograph 39: View west along Footpath 27

Site Visibility (see accompanying photographs above):

1.1 Site ENA02 part A is a farm site. Part of the site is on the top of a ridge within the AONB.

1.2 To the north and east of the site there is a public right of way. Views from the immediate east are restricted by an area of woodland. There are views into the site through security fencing along the northern boundary.

1.3 There are views of the site from the public right of way from the south east.

1.4 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 employment 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 ENA02 - part A has substantial sensitivity due to its inconsistency with the existing settlement form/pattern, its visibility from the wider landscape, and low potential for successful mitigation. Combined with moderate value, the site has low capacity for housing development. Development in the upper part of the site would have a significant detrimental effect on the character of the landscape as a whole.
### Landscape Sensitivity:

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<th>Inconsistency with existing settlement form/pattern</th>
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<td>4</td>
<td>SUBSTANTIAL</td>
</tr>
</tbody>
</table>

The site is part of a farm, which is currently has a commercial land use. There is hardstanding on site, low buildings, and some tree cover. Scraped vehicles are visible. The northern boundary is formed by security fencing and scrub, in poor condition. A public footpath runs along this boundary. The eastern boundary is formed by ancient woodland which is to the west of the farm building. Southern and western boundaries are partial scrubby tree cover and post and wire fences. Grade 3 Agricultural Land Classification.

There is ancient woodland to the east of the site and a small part within the site boundary. The site is rural and prominent on a hill within the AONB. It is detached and distant from settlement. There is no contribution to separation between settlements. This site is part of wider rural AONB continuum and the wooded boundaries contribute to the surrounding landscape. The site is within the AONB and highly visible although there is containment from the east due to woodland. There is intervisibility from the candidate AONB, from Tupwood Lane and housing along Tupwood Lane. The site is visible from the public footpath, Footpath 27, and the North Downs Way to the west of the A22.

It would be difficult to mitigate impacts on the AONB and public rights of way network. Boundary vegetation to the west, south and north needs to be retained and enhanced in order to mitigate views. Any buildings on site should not be higher than those currently present.

### Landscape Value:

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<td>MODERATE</td>
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</table>

Within the AONB. There is ancient woodland partially within site and adjacent to site. Ancient woodland forms a distinctive edge to the site. The site is run down, dilapidated and semi commercial adjacent to farmland which is in poor condition. Surrey Historic Landscape Characterisation:

- **FIELD PATTERNS/SYSTEMS**
- **112. Large regular fields with straight boundaries (parliamentary enclosure type) and a part of**
- **WOODLAND**
- **401. Assarted pre-1811 woodland**

This site is within the AONB, and not part of its setting. The site has a public footpath along the northern boundary. There is no formal or informal public access into the site. The site is within the AONB and the surrounding scenic quality is high. Urban influences are slight although the A22 impacts on rural tranquil character. There is enclosure at the eastern end.
Site Visibility (see accompanying photographs above):

1.1 Site ENA02 part B is located within the AONB, however it is on the lower slopes adjacent to the A22 making it much less visible than ENA02 part A.

1.2 The site is well contained by vegetation making views from the south and east very restricted. There are some glimpses of the boundaries to the site from the public rights of way to the south.

1.3 There is intervisibility with the AONB to the north of the site. This is particularly sensitive to change.

1.4 There are no views of the site from the road to the west.

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

Landscape Capacity:

2.1 The landscape capacity for employment 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 ENA02 - part B is judged to have a medium landscape capacity for employment development. The lower, western part of the site would potentially be suitable in landscape terms for limited employment 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.
Landscape Sensitivity:

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This part of site ENA 02 is currently used for commercial use and has approximately 17 business units, including auto and scaffolding businesses. There is some woodland to the south and east of the site, hardsurfacing and car parking.

There is security fencing around the boundaries, security gates and CCTV along the road to the west.

There is dense vegetation around the boundaries which restrict views of the site.

Grade 3 Agricultural Land Classification.

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</tbody>
</table>

The site is on the edge of the AONB.

There is deciduous woodland on site.

This is an unremarkable commercial brownfield site.

This site is detached from nearby settlement and not near to the settlement boundary.

There is no contribution to separation between settlements.

The site is situated on the edge of the AONB on low slopes which means it has low visual prominence. It makes a contribution to the surrounding landscape through wooded boundaries which are visible from the road.

The site is visible from the A22 but these are mostly limited to the entrance as there is effective screening from road.

The site boundaries are partially visible from the public rights of way south of the site, including from the North Downs Way.

The site is visible from the A22 but these are mostly limited to the entrance as there is effective screening from road.

The site is on the edge of the AONB.

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

However the site is adjacent to the North Downs Way and other public rights of way.

The land use detracts from its setting within the AONB.

The adjoining character of the AONB is high.

The A22 negatively impacts on the scenic quality of the site.
Site Visibility (see accompanying photographs above):

1.1 Site CAT057 is a garden site which includes two properties to the south of Caterham Valley settlement. It is well contained by woodland, however the gradient of the slopes means that the visual envelope extends to the AONB to the east.

1.2 Views from Tupwood Lane are restricted to views of the houses along the road and garden planting beyond, see photograph 43. 123 Tupwood Lane is well screened behind hedge boundaries.

1.3 There are localised views from houses to the north.

1.4 Woodland to the east prevents views in from the public right of way network, however from the higher parts of the site there is intervisibility with the AONB. There are views from CAT062 to the south.

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 CAT057 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 includes two properties on the southern edge of Caterham Valley and their gardens - 121 and 123 Tupwood Lane. Along the boundary to the lane is a wall along 121 and an evergreen hedge and trees along 123. The southern boundary, along 123, is a hedge with gaps adjacent to CAT 063. The north eastern boundary is formed by woodland. The northern boundary to 121 is formed by a driveway to a neighbouring property, wall and hedge. The site is Grade 4 and Grade 3 Agricultural Land Classification.

The site is on Tupwood Lane which falls within Character Area D – Valley and Eastern Valley Slopes. However the site is not attached to the settlement boundary and is distant from it.

Housing along the east of the lane is predominantly individual houses stepped down the hillside.

Dense development of these garden sites would not be consistent with the exiting settlement pattern of detached houses in large garden plots.

The site does not contribute to separation between settlements.

This site is well contained by topography and vegetation to south and east.

The green open spaces contribute to the character of settlement in this area.

There are views from Tupwood Lane although these are filtered by boundary vegetation.

The site forms a minor part of the setting to the wider AONB and Candidate AONB.

There is no formal or informal public access into the site, and there are no views of the site from public rights of way.

The small nature of the site limits potential for mitigation and development.

The site forms a minor part of the setting to the wider AONB and Candidate AONB.

There are no views of the site from public rights of way.

The adjoining woodland landscapes have high scenic quality.

Urban influences are low as the garden sites are on the edge of settlement.

### Landscape Value:

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<td>3</td>
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</tbody>
</table>

The site is adjacent to the current extent of the AGLV and candidate AONB area.

None recorded.

This site encompasses two houses and their gardens to the east with robust boundary vegetation.

The garden setting is not unusual however the woodland setting, sloping landform and views of the AONB make the site more distinctive.


The site forms a minor part of the setting to the wider AONB and Candidate AONB.

There is no formal or informal public access into the site, and there are no views of the site from public rights of way.

The adjoining woodland landscapes have high scenic quality.

Urban influences are low as the garden sites are on the edge of settlement.

MODERATE