02 Whyteleafe

Whyteleafe Analysis Plan (Area 02) See Figure 1 on page 4 for plan location
**Whyteleafe Settlement Analysis**

1.1 Whyteleafe lies within the northern part of Tandridge District. The village is continuous with settlement in Greater London to the north, and adjoins Warlingham to the east and is in close proximity to Caterham to the south-west. A corridor of railways and the A22 road run broadly north-south through Whyteleafe and forms the focus of the village. The village borders more rural areas of countryside to the south-east.

1.2 Whyteleafe is outside the Surrey Hills AONB, although the northern edge of the AONB is less than half a mile away to the south. Underlain by chalk, the settlement is situated on the wider dip slope of the North Downs.

1.3 The majority of Whyteleafe is located along a prominent dry valley, within the wider undulating downland. However settlement has also spread up the valley sides, in particular to the west, up along Whyteleafe Hill Road towards Caterham. On the upper parts of this east facing slope there is significant tree cover, including areas of ancient woodland. Woodland either side of Whyteleafe Hill Road provides a short stretch of separation between the northern edge of Caterham and Whyteleafe. Sites CAT040, CAT060 and CAT004 within Kenley Aerodrome conservation area, and sites WHY010 and CAT007, are located towards the top of the slope, on the northern edge of Caterham.

1.4 Further south, landform descends again towards Caterham Valley, above this slope lies site CAT029, separated from Whyteleafe to the north by sloping woodland designated as a Site of Nature Conservation Interest.

1.5 Each site between Whyteleafe and Caterham is assessed in more detail on the following pages.
Site Visibility (see accompanying photographs above):

1.1 Site CAT040 is three parcels of former RAF land to the north, south and west of a former RAF building currently being used as a school. It is a conservation area. Views are localised, however include some views in from Kenley Aerodrome to the north.

1.2 Views from Salmon Lane to the south are restricted by densely wooded boundaries, with glimpses along Victor Beamish Avenue. To the east views from the property CAT060 are screened by planting and woodland along the boundary with CAT 004. To the north there are filtered views in from Kenley Aerodrome.

1.3 There are views from the east, from housing which overlooks the site on Rosebriars, Hillhurst Gardens and Collard Close. There are open views from Victor Beamish Avenue and the Plymouth Brethren School site.

1.4 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 CAT040 is judged to have a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited development proposals, but would need to demonstrate no adverse impacts on the setting of the existing landscape and settlement, including the conservation area. Other evidence relevant to the site's suitability for development should also be considered.
### Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Inherent landscape quality (intactness and condition)</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</th>
<th>Overall sensitivity judgement</th>
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</thead>
<tbody>
<tr>
<td>2</td>
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<td>2</td>
<td>3</td>
<td>2</td>
<td>MODERATE</td>
</tr>
</tbody>
</table>

- The site is made up of three distinct areas surrounding a school building. There are playing fields to the south of the school building and to the north an area of land connected to Kenley Aerodrome. Victor Beamish Avenue, divides the site into parcels. The parcel to the west is surrounded by wooden fences and green security fencing. There is tree cover across this site with more mature trees in the northern section which is fenced off. The eastern parcel is also surrounded by security fences and is a more open playing field. To the north, the site includes a derelict building and a tarmacked entrance. There is evidence of ruined buildings which are covered in vegetation. The site includes some mature and young tree cover. The east of the site is wooded and forms a boundary with CAT 004 and CAT 060.

- There are bluebells, stands of young trees including young oak and horse chestnuts. Coniferous trees, some of which are mature include a cedar.

- Development on this site would not be consistent with residential development at Whyteleafe. There is recent modern development to the west of the site.

- Previous buildings on this site were all connected to the aerodrome.

- The site is connected along the western boundary to the settlement boundary of Caterham on the Hill.

- The site contributes to separation between Caterham on the Hill and Whyteleafe.

- The site forms a limited part of setting to Kenley Aerodrome to the north of the site.

- The site is open to views especially the northern part of the site.

- There are localised views in from the housing estate to the west.

- There are views into the northern part of the site from Kenley aerodrome.

- There are views from the site to the north.

- There are views from the site to the east.

- Development on this site would not be consistent with residential development at Whyteleafe. There is recent modern development to the west of the site.

- Previous buildings on this site were all connected to the aerodrome.

- The site makes a limited contribution to setting of the aerodrome which is historic, designated as a conservation area and has twelve designated ancient monuments within it.

- There is no public right of way through or adjacent to the site.

- The site is part of the setting to areas which are used for recreation and there is visual access into the site.

- It would be difficult to mitigate impacts on the heritage assets adjacent to the site, especially to the north of the site which is more sensitive and had open views in.

- The parcels adjacent to Salmons Lane would be more appropriate to development.

### 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>
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<tbody>
<tr>
<td>1</td>
<td>2</td>
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<td>3</td>
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<td>2</td>
<td>MODERATE</td>
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</tbody>
</table>

- None

- The site is within a conservation area, and there is a listed building on site.

- The site is unremarkable to the south of the school.

- To the north the setting is more distinctive as it is visually linked to the aerodrome.

- Surrey Historic Landscape Characterisation:
  13. COMMUNICATIONS
  1302. Airfields listed building present – Institute building of the former parade ground – Grade II
  Designated conservation area

- The site makes a limited contribution to the setting of the aerodrome which is historic, designated as a conservation area and has twelve designated ancient monuments within it.

- There is no public right of way through or adjacent to the site.

- The site is part of the setting to areas which are used for recreation and there is visual access into the site.

- Enclosure from Salmons lane boundary means that urban influences are low.

- To north the site is more tranquil where its adjoining character is open and undeveloped.
Photograph 19: View south, of 148 Salmons Lane

Photograph 20: View north of garden

Site Visibility (see accompanying photographs above):

1.1 Site CAT060 is a long garden plot which includes a bungalow. The site is well contained by wooded boundaries along the north and west.

1.2 There are views from Salmon Lane of the property within the site, which hides views into the garden site to the rear.

1.3 To the north and west wooded boundaries restrict views into CAT040 and CAT004, which are a conservation area, although there are some filtered views to CAT040 from the east of the garden site.

1.4 To the east there are open views to and from the neighbouring property, 140 Salmons Lane, where boundary vegetation does not exist.

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 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, CAT060 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 within the vicinity of the site. Other evidence relevant to the site’s suitability for development should also be considered.
**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** | **Overall sensitivity judgement** |
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</table>

The site is a long garden plot with bungalow facing the road. There is a formal garden to the front with a long less managed garden to the north. The site has a boundary with property (150) to the east. This is a low hedge with open views into garden. To the west is a boundary with CAT 046 which includes security fences and views through and trees along boundary. The boundary with CAT 004 to the north is woodland with a wooden fence marking the boundary of the property. There is a mix of native/non-native trees and shrubs. Urban Agricultural Land Classification.

None. The site is adjacent to the Kenley conservation area, but not part of its landscape setting.

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</tbody>
</table>

This is an attractive garden plot. Nothing particularly distinctive although woodland to north.

This is an attractive garden plot. Nothing particularly distinctive although woodland to north.

Wooded edges of the site contribute to the setting of Kenley Aerodrome which is a conservation area designated by Tandridge and Croydon Councils.

There is no formal public access into the site and no public rights of way nearby. Kenley Aerodrome is used as a recreation area, however there are no views into this site.

This is a pleasant and peaceful garden. It is a well contained site which limits views in as well as screening urban influences.

Road sounds are slight and do not impact on the site.

There are some sounds from the school site.
1.1 Site CAT004 is a large site which includes a listed building, ancient woodland and is a conservation area. It is also adjacent to a number of Scheduled Monuments and common land to the north. The visual envelope is large, being set on the plateau to the east of Kenley Aerodrome.

1.2 To the south views are mostly restricted by an area of woodland north of CAT060. However, there are open views in from CAT040 where boundaries are fenced. To the east, on Whyteleafe Hill, woodland on steep slopes within the site runs up to the road. This prevents wider views but is important to the local character of wooded slopes.

1.3 From the north an area of ancient woodland forms a boundary along the edge of Kenley Common. A well used path runs along this boundary linking Whyteleafe to the common and aerodrome. This is sensitive to change.

1.4 Along all of the eastern boundary there are open and long distant views into the site (see Photograph 01) including across the aerodrome, CAT040 and housing to the west.

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

Substantial sensitivity × Substantial value = Negligible/Low landscape capacity

2.2 With substantial sensitivity, due in particular to views and setting to the surrounding landscape, and substantial value in relation to historical associations and recreational value, site CAT004 has a negligible/low landscape capacity for housing development.
Landscape Sensitivity:

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<th>Inherent landscape quality (intactness and condition)</th>
<th>Ecological sensitivity</th>
<th>Inconsistency with existing settlement form/pattern</th>
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</table>

The site is a relatively flat area of land around a listed building connected to Kenley Aerodrome, with an area of ancient woodland on steep slopes to the east. There is a depression in central area north of the listed building and old tarmacked routes within the site. Young shrubs and trees cover this part of the site. Security fences form the boundaries between the site and Kenley Aerodrome. There is mature woodland around perimeter of the listed building. Urban Agricultural Land Classification.

Development on this site would be inconsistent with the development pattern of Whyteleafe/ Warlingham and Caterham on the Hill, where development on the plateau is limited.

The site is only partially attached to the settlement boundary of Caterham on the Hill.

The site plays a small part in separation between the settlements of Caterham and Whyteleafe. There is a depression in the slopes to the east.

To the west the site is open to the aerodrome through gappy scrub along the security fences.

There are views across to the ancient woodland at Coxes Wood from opposite slopes at Whyteleafe.

There are open views from the aerodrome.

There are views into the site from the new building to west.

It would not be possible to mitigate the loss of woodland, which includes ancient woodland. It would be difficult to mitigate the effects on a conservation area and the effects on the aerodrome which is used for recreation. Mitigation would need to include more boundary vegetation to reduce effects on the open character of the aerodrome.

If development were to take place the southern parts of the site would have less of an impact on the aerodrome than the more visible northern parts of the site.

Landscape Value:

<table>
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<th>Landscape designations (eg. heritage, flood zone etc)</th>
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<td>4</td>
<td>23</td>
</tr>
</tbody>
</table>

The site is adjacent to common land although it has no other landscape designation.

The site is within a conservation area. There is ancient woodland present at Coxes Wood which is within the site.

Ancient woodland contributes to the rarity of this landscape. The site forms a part of the Kenley Aerodrome and Kenley Common which is a distinctive plateau landscape.

There are clear visual links to Coxes Wood from across the valley.

There is no formal or informal public access to the site however the aerodrome and common which are adjacent are busy with joggers and walkers. The site forms a backdrop to their recreation and there is visual access into the site.

There is a path running along the north of the site which links Kenley Aerodrome to Whyteleafe and is well used by walkers.

The adjoining character of wood and common give this a high scenic quality. These areas contribute bird noises adding to the rural character.

Road noises are distant although throughout most of the site although from Coxes Wood there is some noise from Whyteleafe.

There was no aircraft noise at the time of survey.
Site Visibility (see accompanying photograph above):

1.1 Site WHY010 is a large field which is divided into separate fields by fencing, well contained by areas of woodland and trees along boundaries.

1.2 There are very restricted views into the site from the east and south where Blize Wood (ancient woodland) and a large area of deciduous woodland limit views to those from Salmons Lane and an individual house to the east of the site.

1.3 To the north of the site there are views from Torwood Farm.

1.4 Torwood Lane borders the east of the site. Housing along this road has filtered views across the site.

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 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 Slight value = Medium/High landscape capacity

2.2 Site WHY010 is relatively inconsistent with the existing settlement form which contributes to its moderate sensitivity. Overall however, the site is judged to have medium/high landscape capacity for housing development and could accommodate infill, due to its slight value, provided considerations such as settlement pattern are taken into account. Other evidence relevant to the site’s suitability for development should also be considered.
**Landscape Sensitivity:**

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The site is a large field which is used for horse grazing and has been subdivided into small fields by wooden post and wire fences. The boundary to Torwood Lane is a boundary fence with trees including mature trees along. The boundary to the east is formed by ornamental planting and non-native trees along the edge of the property. Torwood farm is located to the north and outbuildings form part of the boundary to the north. There are stands of sycamores in the south west corner and low shrubby trees within the field. Urban Agricultural Land Classification.

There are mature oaks along Torwood Lane to the west. There are sycamores, bluebells, holly, hawthorn and ancient woodland to east, as well as mature oaks within the field. Coniferous trees screening outbuildings to north which is incongruous to the rural character.

Development on this site would be inconsistent with the settlement pattern of both Whyteleafe and Caterham on the Hill. Settlement along this part of Salmons Lane is low density. Torwood Lane and an area of ancient woodland form the edge of the settlement of Caterham on the Hill.

There is a small contribution to separation between settlements but the site does sit adjacent to the wooded area between Caterham and Whyteleafe.

The site is not visually prominent but it is part of the rural area between Burntwood Hill and Whyteleafe and makes a contribution to the rural continuum.

The site is not overlooked from the south which is contained by woodland. To the east an individual property is screened by vegetation and has limited views into the site. The houses along Torwood Lane to the west look into part of the site. There are no views from the north or north east.

Mitigation would need to include preservation of ancient woodland and the strengthening of boundary vegetation to help reduce visual impacts on local housing.

**Overall value judgement**

<table>
<thead>
<tr>
<th>Overall value judgement</th>
<th>01-07 = Negligible</th>
<th>08-14 = Slight</th>
<th>15-21 = Moderate</th>
<th>22-28 = Substantial</th>
<th>29-35 = Major</th>
</tr>
</thead>
<tbody>
<tr>
<td>MODERATE</td>
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**Landscape Value:**

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

None.

The site is distinctive to the locality as an area of grazing with wooded boundaries. The visual links are limited to surrounding houses.

**Surrey Historic Landscape Characterisation:**

1. FIELD PATTERNS/ SYSTEMS

113. Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type)

The site does not contribute to the AONB or to heritage assets.

There are no public rights of way nearby or within the site, and no formal or informal public access into the site.

There are views in and visual access from adjacent roads, including from housing along Torwood Lane.

Torwood Lane to the west forms the boundary to the current settlement. It has a rural character enhanced by the land use of the site and mature trees around the site.

There is a high sense of enclosure from the surrounding woodland.

Road sounds are distant or unheard in the north corner and Salmons Lane.

**Overall value judgement**

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<tbody>
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45

Tandridge Landscape Capacity and Sensitivity Study
1.1 Site CAT007 is a series of garden plots which are on gentle slopes and hidden behind boundary vegetation. Views are localised and restricted to housing around the perimeter.

1.2 To the north there are views from end houses on Anne’s Walk and the gated entrance here.

1.3 To the west there are views from housing and gardens along Whyteleafe Road.

1.4 From the south views from the school playing fields are filtered by boundary trees, and to the east woodland prevents wider views in.

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

**Site Visibility (see accompanying photograph above):**

**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:

*Slight* sensitivity × *Slight* value = *High* landscape capacity

2.2 With slight sensitivity and value, CAT007 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.
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<th>Inherent landscape quality (intactness and condition)</th>
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</table>

The site is made up of a series of garden plots, which include a tennis court, scrubby land and more formal garden spaces. Fence boundaries and hedges within site demarcate gardens. There is tree cover across much of the site to the north, including young trees. It is a piecemeal site, so management is sporadic. Detached properties to the west on large plots – these are the gardens to these properties. Urban Agricultural Land Classification.

Development on this site would be consistent with the existing settlement pattern as this would continue Anne’s Walk, which is already laid out behind housing on Whyteleafe Road. The site does not contribute to separation between settlements.

The site is not visually prominent in the wider landscape. It does form part of the green space between Salmon’s Lane and Buntwood Lane which includes playing fields, woodland and lowland grassland.

This site is not visually prominent in the wider landscape. Mitigation should include retention of boundary vegetation to protect amenity of existing housing.

### Landscape Value:

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</table>

None. None

The site provides views for residents onto an area of woodland and open space with trees.

Surrey Historic Landscape Characterisation: 8. SETTLEMENT RELATED

814. Medium estates (post-1811 and pre-1945)

The site does not contribute to an outstanding asset – AONB or heritage asset.

There is no formal or informal public access into the site, and no public rights of way nearby.

Sounds of roads impact partially on site. The site is set back from the main road and in a cul-de-sac, relatively tranquil with woodland and open space, gardens and school surrounding the site.

SLIGHT
Site Visibility (see accompanying photograph above):

1.1 Site CAT029 is a sloping grassland site which is located in an area of green open space which creates a gap between Caterham Valley and Caterham on the Hill. Views are localised as boundary vegetation prevents long distance views from the east.

1.2 Along the boundary with Burntwood Lane to the south views are filtered by trees. The upper slopes of the site are visible from housing.

1.3 To the west there are filtered views from the school site and sports centre which have low boundaries.

1.4 To the north planting within site and within gardens screens views from housing along Portley Wood Road. Glimpses are possible from top floor windows.

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:

- **Substantial** sensitivity x **Slight** value = **Low/Medium** landscape capacity

2.2 The landscape capacity for housing development of site CAT029 is judged to be low/medium due to its substantial sensitivity, including its inconsistency with the existing settlement form and its contribution to separation with settlement to the north and west.
### Landscape Sensitivity:

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</tbody>
</table>

**Two thirds of the site is open grassland with semi mature oaks. There is bramble cover over much of the south of the site. Along the road to the south there is no fence boundary – just a rough woodland edge. To the north the boundary is created by property boundaries and tree and scrub. There are some mature trees along the road boundary including mature oaks and smaller trees which are covered in ivy and in poor condition. Urban Agricultural Land Classification.**

The site is open field with small trees present and scrub around boundaries. There are oaks in north of site and birch present. The site is covered with long rough grass.

The site is attached to the current settlement of Caterham although the settlement boundary is formed by Burntwood Lane. Development beyond this settlement boundary would be inconsistent with the settlement form.

The site forms part of the green space that lies between the settlement of Caterham on the Hill and Caterham Valley.

The site provides a wooded edge to the settlement of Caterham.

There is an open aspect to the north and inward looking slopes to south.

There are localised views into site from the scattered housing to the north of the site, from top windows. This affects 3 or 4 properties and the school which is on a more elevated position.

There are views across to the upper slopes from houses on south of Burntwood Lane.

There would be limited opportunity for mitigation for the loss of separation between settlements.

There is some potential to improve the boundary vegetation in order to mitigate visual effects.

### 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>
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</tbody>
</table>

**None. There are TPOs within the site, and the site is close to an SNCI.**

The site is distinctive rough grassland with small trees dotted around. Visual links are reduced by the sloping nature of the site.

Surrey Historic Landscape Characterisation:

10. RECREATION

1007. Major sports fields and complexes

There are no visual links to AONB and no nearby heritage assets.

There is informal public access, but no public rights of way nearby or adjacent to the site.

There is visual access which is appreciated by local housing.

The site is heavily influenced by Burntwood Lane.

To the north the site backs onto woodland and a school playing field. The site has a rough grassland character, a pleasant open space.

**SLIGHT**