Tandridge Landscape Capacity and Sensitivity Study - Addendum A

October 2017

REV A
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Figures
Figures 1 to 7 are contained within the original October 2016 report.
Introduction

1.1 In 2016 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 A report describing the landscape context of the District and the landscape capacity of each site was prepared by HDA in October 2016. Further sites were assessed in April 2017, and their capacities set out in addendum to the original report.

1.3 Two sites, WAR012 and WAR038, have since been extended and are re-assessed in this further addendum. Additionally, this document includes an assessment of site SGOD019.

1.4 The sites are mapped according to the zones set out in the first addendum (April 2017), which relate to settlements within the District. Each zone is accompanied by a diagram which illustrates a variety of considerations in order to set out the landscape structure of the area and analysis of the relevant settlement. These diagrams form a framework for the following sensitivity and value assessments for the sites related to each settlement. Names of zones within this document do not refer to ward names or boundaries.
Warlingham Analysis Plan (Area 01)

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Warlingham Settlement Analysis

2.1 Warlingham lies within the northern part of Tandridge District. Parts of Warlingham are continuous with settlement in Greater London to the north, and although it adjoins further settlement within Tandridge to the west, including Whyteleafe and Caterham, Warlingham’s western edge is defined by a corridor of railways and the A22 road along the bottom of a valley feature. The village borders more rural areas of countryside to the south and east.

2.2 Warlingham lies outside the Surrey Hills AONB, although the northern edge of the AONB is nearby to the south. Underlain by chalk, the settlement is situated on the wider dip slope of the North Downs.

2.3 The majority of Warlingham is located on gently undulating north facing topography, however there are prominent steep valley features at its perimeters, particularly to the south and west. Most of Warlingham sits on the higher ground above the valleys, however the western part of the village descends down west facing slopes, including down a steep valley along the B270 towards Whyteleafe. A further valley feature orientated north-south cuts into the landscape and reaches the north-eastern part of Warlingham.

2.4 The landscape to the north of Warlingham is generally well vegetated with thick boundary vegetation and small blocks of woodland. Set within this landscape structure are sites WAR012 and WAR038 located on the settlement edge.

2.5 The southern edge of Warlingham, is defined by the wooded valley top to the south. The northern and eastern edges of Warlingham are less well defined, with fingers of settlement extending north and east broadly associated with the road network, including along the B269 towards London.

2.6 Each site associated with Warlingham is assessed in more detail on the following pages.
Site Visibility (see accompanying photograph above):

1.1 Site **WAR012** consists of sloping fields on a gentle valley landform which extends from the north. The site is adjacent to Warlingham settlement and has adjoining development to the south-east. Weak boundary vegetation and the land formation mean that there are views in from housing and open views from the countryside to the north. Footpath 48 runs through the south of the site.

1.2 Housing on higher ground, especially to the south and east, along Farleigh Road, Boxwood Way and one house along Mint Walk, have views onto the site. These are shown in the photograph above.

1.3 Glimpsed views are possible of the site from Bridleway 86 to the north, which is within the current Area of Great Landscape Value, and from public rights of way which run through and adjacent to the site. These views are particularly sensitive to change.

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 × **Moderate** value = **Medium** landscape capacity

2.2 Site **WAR012** has both moderate sensitivity and value, resulting in an overall medium landscape capacity for housing development. The site may be suitable for limited development, with the southern-most paddocks, adjacent to development and contained by hedgerows, more suitable than the majority of the site to the north. Any development within the site would need to demonstrate no adverse impacts on the setting to the wider landscape. 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>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
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<td>MODERATE</td>
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</tbody>
</table>

The site consists of grazing fields either side of the public right of way which links Mint Walk and Farleigh Road. To the north there are trees within the fields. To the south-east is a terraced area with an equestrian arena and stables. To the east, housing forms a hard edge. To the south housing has a variety of boundary treatments – wall, hedges and fences. Urban Agricultural Land Classification.

The site includes a small area of ancient woodland to the north-east. There are low shrubby trees around the perimeter and some coniferous trees in back gardens.

The site is attached to the settlement boundary along the east and south boundaries. However, the site descends into a local valley feature, whereas settlement is located on the higher ground to the south and east.

The site does not contribute towards separation between settlements.

The site is part of a small valley system running north-south. It is part of this land formation and is visually linked to it. The site contributes to the setting to housing along Boxwood Way.

There are views into the site, particularly from the east which is on higher ground. There are localised views from housing to the south which backs onto the site.

There are also houses on various levels to the south with glimpses onto the site.

There are open views from the public right of way.

There are views onto the site from the current AGLV to the north.

Localised views from the west.

There are views onto the site from the current AGLV to the north.

Effects on the outlook of the public right of way through the southern part of the site cannot be mitigated.

There is potential to enhance boundary vegetation to mitigate impacts to the south and north.

Impacts on housing on raised slopes would be difficult to mitigate.

### 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>
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<tbody>
<tr>
<td>3</td>
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<td>1</td>
<td>1</td>
<td>4</td>
<td>3</td>
<td>MODERATE</td>
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</tbody>
</table>

The site is within the extent of the current AGLV.

The site contains ancient woodland with some habitat connectivity.

The site occupies a distinctive local valley feature, with visual links to the north.

Sussex Historic Landscape Characterisation:

1. FIELD PATTERNS/ SYSTEMS
   110. Small regular fields with straight boundaries (parliamentary enclosure type)

The site forms part of the current AGLV.

There is a public right of way through the south of the site, and along the western edge, with links through to other well used open spaces such as the playground to the west.

The majority of the site, particularly to the north, has a pleasant rural character with a degree of tranquillity.

This is reduced slightly to the south, due to the adjoining settlement edge.
01 Warlingham: Site WAR038

Allotments to north of the site
Housing on Shelton Avenue is visible
The Vicarage
Grade II
Barn 20 yards south-west of the Vicarage Grade II
Houses along Westhall Road

Photograph 207: View east from Hillbury Road

Site Visibility (see accompanying photograph above):

1.1 Site WAR038 consists of two pastoral fields and an area of allotments, located on flat topography to the west of the centre of Warlingham. The northern field is obscured from view by settlement and vegetation, while the southern field is visible from the settlement immediately surrounding the site.

1.2 To the north, there are views into the site from the adjacent public footpath. The east of the site is visually sensitive, as an open boundary allows open views across the southern field from two listed buildings. One of these is Grade II* listed and sensitive to change.

1.3 Views from the common/recreation ground and public right of way to the south of the site are limited by the tall hedge along the boundary of the southern field. However, potential development rooftops would be visible from this location. The western boundary is open to views (see photo 207), and is part of the setting to detached housing facing 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 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 WAR038 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, in particular the setting of the listed buildings. Other evidence relevant to the site’s suitability for development should also be considered.
### Landscape Sensitivity:

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The site consists of two pastoral fields, separated by an area of allotments. The southern field has a variety of boundaries: an open wooden hedge along the road to the west, a high native hedge to the south, a fence along the eastern boundary and low native hedge along the northern boundary to the allotments. There are scattered trees within the field and around the boundaries. The northern field is inaccessible, and seems to be well contained by trees and hedges. The site is classified as urban.

The site is a Grade II* listed Vicarage. The site is adjacent to two of the five listed buildings within the centre of Warlingham village, one of these is The Vicarage and is Grade II* listed. Part of the site is known as Vicarage Field.

### Landscape Value:

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<th>Landscape designations</th>
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</table>

None, although the site is adjacent to common land.

The site is a Grade II* listed Vicarage. The site is adjacent to two of the five listed buildings within the centre of Warlingham village, one of these is The Vicarage and is Grade II* listed. Part of the site is known as Vicarage Field.

SURREY HISTORIC LANDSCAPE CHARACTERISATION 1. FIELD PATTERNS/ SYSTEMS 106. Medium to large regular fields with wavy boundaries (late medieval to 17th/18th century enclosure)
South Godstone Settlement Analysis

2.40 South Godstone lies within the centre of Tandridge, situated in the Low Weald, underlain by mudstone, siltstone and sandstone. The village is outside the Surrey Hills AONB, although the Greensand Hills which are a candidate for inclusion within the AONB lie a few miles to the north, and the AGLV abuts the settlement to the north and west.

2.41 South Godstone is a relatively small nucleated settlement surrounded by farmland, and focused on the A22 at the crossing point with the Southern Railway Redhill to Tonbridge railway line.

2.42 Located in the undulating Low Weald, the village is predominately on south facing topography. The settlement edges are well defined by tree cover where they interface with the surrounding rural landscape, including a woodland belt along the western edge and vegetation either side of the railway which contains the village to the south. Further afield, small woodland blocks and watercourses break up the regularity of the farmland landscape bounded by clipped hedges with mature oaks.

2.43 A collection of sites are located along the minor watercourse and gentle valley feature to the south of South Godstone, separated from the village by the railway line, including SGOD019.

2.44 Each site associated with South Godstone is assessed in more detail on the following pages.
10 South Godstone: Site SGOD019

Site Visibility (see accompanying photograph above):

1.1 Site SGOD019 is a relatively small site, largely contained by surrounding tree cover.

1.2 Potential development within the site is likely to be glimpsed from properties to the south, and the site entrance is momentarily visible from Water Lane and the public footpath to the south.

1.3 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:

| Substantial sensitivity x Moderate value | Low landscape capacity |

2.2 The landscape capacity for site SGOD019 is judged to have a low landscape capacity for housing development, due to its substantial sensitivity, in particular its inconsistency with the existing settlement pattern.
### Landscape Sensitivity:

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The northern part of the site consists of a stream fed lake and areas of woodland. The southern part of the site includes a large grazed paddock along with areas of light industrial buildings and hardstanding with significant areas of car parking. Boundaries and vegetated with hedges and mature trees. The site is recorded as Grade 3 and 4 agricultural land.

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None.

The site is within close proximity of an area of Flood Zone, and is upstream of a nearby Site of Nature Conservation Interest. The site is within half a kilometre of the ancient monument at Lagham Manor. However, there are no designations within or immediately adjacent to the site.

The woodland and water body add a degree of distinctiveness to the site.

The woodland and water body contribute to the generally treed wider setting of the Scheduled Monument to the east.

There is a public right of way to the south, from where there is a view of the site.

The loss of waterside habitats and mature trees would be difficult to mitigate in the short-term.