Tandridge Landscape Capacity and Sensitivity Study - Addendum B

April 2018

Rev B
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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 October 2017, and their capacities set out in an Addendum (April 2017) and an Addendum A (October 2017).

1.3 The landscape capacity of nine further sites are now assessed in this Addendum B (April 2018).

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 Settlement Analysis

2.1 Warlingham lies within the northern part of Tandridge District. Parts of Warlingham are contiguous 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. The southern edge of Warlingham is defined by the wooded valley, at the top of which is located site WAR039. 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.

2.5 Site WAR039 is assessed in more detail on the following pages.
Site Visibility (see accompanying photographs above):

2.6 Site **WAR039** is located in a prominent position at the top of a south facing slope, however the site is generally well contained by vegetation.

2.7 There are close range views of the northern site boundary from the adjacent nature reserve, through tree cover, particularly in winter, and more distant glimpses of existing buildings within the site from across the valley to the south.

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

Landscape Capacity:

2.9 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

2.10 Site **WAR039** has moderate sensitivity due to its contribution to the setting of the landscape to the south and the nature reserve to the north, and its visual sensitivity. Combined with slight value, the site has medium/high capacity for housing development. The site could accommodate appropriate development provided sensitive considerations such as views are carefully taken into account. Other evidence relevant to the site's suitability for development should also be considered.
### Landscape Sensitivity:

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<tr>
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This site consists of a large domestic property with gardens laid mainly to lawn, along with areas of hard standing. The site is bounded by hedges with occasional mature trees to the east and west. To the north and south the site abuts significant tree cover. The site is located within an area classified as grade 4 agricultural land.

The site abuts ancient woodland to the south and a Local Nature Reserve to the north. This site is located within the existing settlement pattern of Warlingham, above the steep slope of Bug Hill to the south, although within an area of low density dwellings, slightly separate from the main built up centre of Warlingham to the north. The site does not contribute to separation between any significant areas of settlement. The site is located at the top of the prominent south facing slope. Boundary vegetation at the top forms a wooded back drop to views north towards the site. The site also forms part of the treed southern setting to the Local Nature Reserve adjacent to the north. The site is generally well contained locally. However existing site structures can be glimpsed through boundary vegetation at the top of the south-facing slope, in views from the south, including from Halliloo Valley Road and across the golf course, particularly in winter. The closeboard fence along the northern edge of the site can also be seen, from the adjacent nature reserve through trees in winter.

There is potential to enhance boundary vegetation. Any new development would need to carefully consider the scale and massing of built form to avoid adverse visual impact at the top of the slope and adjacent nature reserve.

### Landscape Value:

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<th>Any historic/cultural/literary associations</th>
<th>Contribution to setting of ‘outstanding assets’</th>
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The site is within the current AGLV. The site abuts ancient woodland to the south and a Local Nature Reserve to the north. This is a small, unremarkable domestic site. Boundary tree cover at the top of the south facing slope lends a degree of distinctiveness to the site. Surrey Historic Landscape Characterisation:

8. SETTLEMENT RELATED
B04. Common edge / roadside waste settlement (post-1811 and pre-1940 extent)

There are no outstanding assets nearby. There is no formal public access within the site. This is a domestic site, part of the existing settlement pattern, albeit, low key and enclosed by tree cover.

**SLIGHT**
Caterham on the Hill Settlement Analysis

2.11 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.

2.12 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.

2.13 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 some significant blocks of ancient woodland.

2.14 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 surrounds site CAT085.

2.15 Site CAT085 is assessed on the following pages.
Photograph 265: View from entrance to golf course off B2031 road, looking north-east towards the site.

Photograph 266: View from adjacent to dwellings off Danvers Way, looking east towards the site.

Site Visibility (see accompanying photographs above):

2.16 Site CAT085 is well contained by boundary vegetation, with views into the site limited to minor glimpses from the adjacent public footpath, into the north-western corner of the site.

2.17 Tree tops in the site, and along the site boundary, can be seen at greater distance from the surrounding landscape, as part of the wider tree cover within the vicinity of the site.

2.18 The overall visual sensitivity is judged to be Slight. This rating feeds into the overall sensitivity assessment table on the following page.

Landscape Capacity:

2.19 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

2.20 The sensitivity and value of site CAT085 are both considered to be moderate, resulting in medium capacity for housing development overall. The site is potentially suitable for limited development only, provided it has regard for the existing character of the area and demonstrates no adverse impact on the local landscape. Other evidence relevant to the site's suitability for development should also be considered.
### Landscape Sensitivity:

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This site consists of rough grass and scrub, along with hard standing/storage areas. There is thick boundary vegetation, including mature trees internally and along the site boundaries. The site is located within an area classified as grade 3 agricultural land.

Trees and scrub provide habitat connectivity. The site is in close proximity to the farm complex and large house to the south, but is detached from the main settlement of Caterham. The site is a limited part of wider separation between Caterham and Chaldon. Tree cover along the site boundaries and internally form part of the wooded context to the area. There are glimpses into the site from the public footpath along the western edge of the site. The tops of trees which form the site boundary can be glimpse above other intervening vegetation from properties and footpaths to the east, and from Rook Lane to the south-west. It would not be possible to mitigate against the effect development would have on settlement pattern. There is potential to improve boundary vegetation. MODERATE

### Landscape Value:

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The site is within the current extent of the AGLV. None, although ancient woodland is close by to the east. The site has a wooded character, forming part of the wooded backdrop to the golf course and undeveloped nature of the landscape within the vicinity of the site. Surrey Historic Landscape Characterisation: 10. RECREATION 1006. Golf courses – farmland origin. There are no ‘outstanding assets’ nearby. The site is surrounded by a golf course, and located alongside a public right of way to the west, but there is no formal public access into the site. Tree cover provides enclosure, as part of local wooded character, although land use and surrounding influences limit tranquility and remoteness. MODERATE
Oxted lies towards the eastern part of Tandridge, to the south of the M25 motorway. The town sits atop the wooded Greensand Hills which stretch east to west across the centre of the District. The southern part of Oxted slopes down from the Greensand Hills into the Low Weald, which is underlain by mudstone, siltstone and sandstone, and which occupies a large swathe of the farmland across the southern part of the District.

The southern part of Oxted is outside the AONB, although the Greensand Hills to the north-west are candidate areas being considered for inclusion with the AONB as part of the AONB boundary review.

The southern part of Oxted sits on south facing landform which falls towards the River Eden to the south-west and Crooked River to the south-east. The area is contained by the floodplain to the west and south-west, and by rising ground and woodland, including significant areas of ancient woodland, to the south-east.

At the eastern edge of Oxted, between the settlement edge and the railway, lies site OXT075.

Site OXT075 is assessed in more detail on the following pages.
Site Visibility (see accompanying photographs above):

2.26 Site OXT075 is filtered in local views by boundary vegetation.

2.27 However, there are glimpses into the site from a number of locations, particularly in winter, including from the adjacent public footpath to the south, from Red Lane to the west, and from the railway to the east. There is also potential to view development proposals within the site from over the railway embankment.

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

Landscape Capacity:

2.29 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

2.30 The sensitivity and value of site OXT075 are both considered to be moderate, resulting in medium capacity for housing development overall. The site is potentially suitable for limited development provided it has regard for views towards the site and the existing character of the area, and demonstrates no adverse impact on the local landscape. Other evidence relevant to the site’s suitability for development should also be considered.
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- **This site is used for horse keeping/equestrian activity, and includes stables, hard standing, exercise paddock and areas of grass and scrub.**
- **Boundaries are generally well vegetated with trees and hedges, including Oak and Holly. Tall, but relatively open, conifers line the north-eastern boundary along the railway.**
- **The site is located within an area classified as grade 3 agricultural land.**

- **There is some boundary habitat connectivity, in particular trees, along the railway corridor.**
- **Red Lane defines the existing settlement edge, with Holland restricted to the west of Red Lane. The site is located beyond this existing edge, to the east of Red Lane.**
- **The site does not contribute to separation between any significant areas of settlement.**
- **This is a small site, hemmed in by the adjacent railway and road. The site is part of the relatively undeveloped eastern edge of Holland, with its boundary tree cover forming part of the southern approach into Oxted along Red Lane.**
- **There are views into the site at relatively close range from the adjacent Red Lane, through the site entrance and gaps in boundary vegetation, particularly in winter. The western site boundary is visible from the grounds of the listed Red Lane Farm House on the opposite site of the road, however views of the site from the property are limited due to intervening vegetation, including garden trees. There are views into the site from the adjacent public footpath to the south, and at speed from passing trains. Trees within the site are visible over the railway embankment from the public footpath and “Magpies” to the north.**
- **There is potential to enhance the site boundaries with new planting. The site is not part of the existing general settlement pattern and therefore the potential effect development would have on the settlement pattern would be difficult to mitigate.**
- **Any development should be carefully designed to limit views of rooftops above the railway line, in views from the north.**

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</table>

- **The site is within the current extent of the AGLV.**
- **None internally, although the site forms the eastern setting to grade II listed Red Lane Farm House, and there is ancient woodland to the south-east on the other side of the railway.**
- **The site is part of the typical small scale rural landscape to the east of Oxted.**
- **The site is used in connection with horse riding. Although there is no formal public access into the site, a public footpath runs along the site’s southern edge.**
- **This is a relatively well enclosed, semi-rural site, but located between a road and railway, so tranquility and remoteness are limited.**

**MODERATE**
South Godstone Settlement Analysis

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

2.32 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.

2.33 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.

2.34 Sites SGOD020 and SGOD021 are detached from South Godstone, and located over a kilometre to the south of the village.

2.35 Sites SGOD020 and SGOD021 are assessed in detail on the following pages.
Site Visibility (see accompanying photographs above):

2.36 Site **SGOD020** is generally well contained by boundary vegetation.

2.37 However, trees and fencing along the site boundaries are notable at close range in views along the A22 and Faygate Lane, and there are occasional glimpses into the site from the public footpath along the southern edge of the site.

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

Landscape Capacity:

2.39 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

2.40 Site **SGOD020** is judged to have low landscape capacity for housing development due to its substantial sensitivity, including in particular, the site’s inconsistency with the existing settlement pattern. Development in this area is likely to have a detrimental effect on the landscape character of the site and local landscape. Other evidence relevant to the site’s suitability for development should also be considered.
## Landscape Sensitivity:

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This site consists of the grounds of 'The Mount' with its large house, gatehouse dwelling and other structures, considerable tree cover, and gardens.

The eastern part of the site incorporates a pastoral field.

There are thick belts of tree cover around the site perimeters.

A closeboard fence edges the site along the A22 to the west, and Faygate Lane to the south.

The site is located within an area classified as grade 3 agricultural land.

There is significant tree cover, including ancient woodland, and a stream through the site. There is habitat connectivity between site boundaries and the wider network of treed boundaries.

There are occasional scattered dwellings within the locality, but the site is detached by some distance from any significant settlement.

The site does not contribute to separation between any significant areas of settlement.

This is a large, well-treed site. Trees around the edges of the site form part of the local wooded setting within the surrounding rural landscape.

The site itself is generally well contained, however there are close range glimpses into the site from the Faygate Lane, which is also a public right of way, along the southern boundary of the site.

Tree cover at the edges of the site are notable in the local landscape including in views from the A22, and the more open fields to the east.

The site is not related to the existing settlement pattern, and the effect development on the site would have on settlement pattern, trees and ecology would be difficult to mitigate.

**SUBSTANTIAL**

## Landscape Value:

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None.

The site includes a significant block of ancient woodland, and there is a band of Flood Zone along the stream within the western part of the site.

The site includes distinctive woodland cover, notable in views along the A22 between South Godstone and Blindsley Heath.

Surrey Historic Landscape Characterisation: 9. PARKLAND AND DESIGNED LANDSCAPES 905. Smaller designed gardens The site abuts the park pale of Lagham Manor to the north.

There are no ‘outstanding assets’ nearby.

The site abuts a public footpath along its southern edge, but there is no formal public access into the site.

The site mainly consists of large designed gardens, although well enclosed by significant woodland providing scenic value and a degree of tranquility.

**MODERATE**
Photograph 273: View from Danemore Lane, looking north into the site.

Countryside to the east of the site

Dwellings adjacent to the site

Rear entrance into the site

Photograph 274: View from Faygate Lane, looking south towards the site.

Field and trees within southern portion of the site

Site Visibility (see accompanying photographs above):

2.41 Site SGOD021 is generally well contained by boundary vegetation.

2.42 However, trees and fencing along the site boundaries are notable at close range in views along Faygate Lane and from the wider rural landscape to the east, and there are occasional glimpses into the site from the public footpaths and properties adjacent to the site.

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

Landscape Capacity:

2.44 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

2.45 Site SGOD021 is judged to have low/medium landscape capacity for housing development due to its substantial sensitivity, including in particular, the site’s inconsistency with the existing settlement pattern. Development in this area is likely to have a detrimental effect on the landscape character of the site and local landscape. Other evidence relevant to the site’s suitability for development should also be considered.
Landscape Sensitivity:

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This site consists of the grounds of 'Godstone Place' with its large house, grass fields, ponds and formal gardens.

Internal and perimeter boundaries are well vegetated, including mature trees.

A closeboard fence edges the site along Faygate Lane to the north.

The site is located within an area classified as grade 3 agricultural land.

None. The site abuts ancient woodland to the east and Flood Zone to the west.

The site contains a variety of habitats including ponds, tree groups, and boundary connectivity. The site abuts ancient woodland to the south-east.

There are occasional scattered dwellings within the locality, but the site is detached by some distance from any significant settlement.

The site does not contribute to separation between any significant areas of settlement.

This is a large, well treed site. Trees around the edges of the site form part of the local wooded setting within the surrounding rural landscape.

The site is generally well contained, however the eastern boundary is visible at close range from the adjacent public footpath along Faygate Lane, and can be glimpsed through gaps in vegetation from fields within the wider rural landscape to the east.

There are also glimpses into the site from properties and the public footpath to the south.

The effect development on the site would have on settlement pattern, trees and ecology would be difficult to mitigate.

SUBSTANTIAL

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>1</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>10</td>
</tr>
</tbody>
</table>

None.

The site abuts ancient woodland to the east and Flood Zone to the west.

A designed landscape, slightly more distinctive than the wider pattern of rural landscape within which the site is located.

A designed landscape, slightly more distinctive than the wider pattern of rural landscape within which the site is located.

Surrey Historic Landscape Characterisation: 9. PARKLAND AND DESIGNED LANDSCAPES

905. Smaller designed gardens.

There are no ‘outstanding assets’ nearby.

There are no ‘outstanding assets’ nearby.

The site abuts public footpaths, but there is no formal public access into the site.

The site abuts public footpaths, but there is no formal public access into the site.

This is a pleasant site with well-treed boundaries, however it is a designed landscape with domestic influences from internal land uses and adjacent dwellings.

SLIGHT
11 Blindley Heath

Blindley Heath Analysis Plan (Area 11)

Based on Mapping data licensed from Ordnance Survey, Crown copyright.
Blindley Heath Settlement Analysis

2.46 Blindley Heath lies near the central southern part of Tandridge, on the A22 approximately 2km to the south of South Godstone. The settlement is distant from both the Surrey Hills AONB to the north, and the High Weald AONB to the south.

2.47 Blindley Heath is located in the heart of the Low Weald Farmland, which forms a large swathe across the southern half of Tandridge, which is underlain by mudstone, siltstone and sandstone. The local landform undulates gently, falling towards minor watercourses through the Weald, with the settlement generally on south facing topography.

2.48 This village is a relatively small settlement set along either side of the A22. Low density settlement of large houses continues to the north along the east side of the A22. To the south, the settlement is contained by the Blindley Heath common and floodplain. Small hamlets and scattered farmsteads, set along a network of rural lanes are characteristic of the surrounding landscape. Site BHE0002 is located to the east of the existing settlement edge.

2.49 Site BHE0002 is assessed in more detail on the following pages.
Photograph 275: View from Cottenhams, looking east towards the site.

Dwellings on the eastern edge of Blindley Heath

Photograph 276: View from public footpath, looking north into the site.

Site Visibility (see accompanying photographs above):

2.50 Site **BHE002** is located along the eastern edge of Blindley Heath and is open to view from adjacent properties.

2.51 The site can also be seen at close range from part of the public footpath adjacent to the south of the site.

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

Landscape Capacity:

2.53 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 & Slight value = Medium / High landscape capacity

2.54 Site **BHE002** has moderate sensitivity, which combined with slight value, results in a medium/high capacity for housing development. The site could accommodate appropriate development provided sensitive considerations such as views, and the settlement pattern are carefully taken into account. 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 (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</th>
<th>Overall sensitivity judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>2</td>
<td>3</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>MODERATE</td>
</tr>
</tbody>
</table>

This site consists of grass fields. The majority of boundaries are vegetated with trees, however the western boundary along the settlement edge is open with limited vegetation, and there are gaps in vegetation along the central internal boundary. A pond is located within the northern part of the site. The site is located within an area classified as grade 3 agricultural land.

There is a pond within the northern part of the site, but no significant internal boundary vegetation. The site is located to the east of the main settlement of Blindley Heath, which is located either side of the A22 and has a north-south orientation, but is located between the settlement edge and a group of large houses to the east. The site does not contribute to separation between any significant areas of settlement. Boundaries to the north, south and east contribute to the layers of vegetation within the local landscape which provide a rural setting to the east of Blindley Heath. The site is overlooked at close range by properties to the east, and from the public footpath to the south through gaps in vegetation. There is potential to improve site boundaries and to soften the settlement edge with planting. It would be difficult to mitigate the effect that development within the site would have on the local settlement pattern.

### 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>1</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>SLIGHT</td>
</tr>
</tbody>
</table>

None. Tree cover and the pond give the fields a degree of interest. Surrey Historic Landscape Characterisation: 1. FIELD PATTERNS/SYSTEMS 110. Small regular fields with straight boundaries (parliamentary enclosure type) There are no ‘outstanding assets’ nearby. There is no formal public access into the site, however the space forms part of the open edge to settlement. A semi rural site, but tranquillity and remoteness is limited by adjacent settlement.
Lingfield Settlement Analysis

2.55 Lingfield is located in the south-eastern part of Tandridge, approximately 6km to the south of Oxted. The village is located along the B2029 road, approximately 1.5km east of the A22. The East Grinstead branch of the Oxted railway line runs along the village’s eastern edge.

2.56 Lingfield is distant from the Surrey Hills AONB to the north, but is within 2km of the High Weald AONB to the south. The village is situated on an elevated position within the wider undulating Low Weald Farmland which forms a swathe across the southern half of Tandridge, which is underlain by mudstone, siltstone and sandstone.

2.57 The local landform around Lingfield falls towards the Eden Brook and Ray Brook flood zones, which contain the village to the south, east and north. The historic core, with its conservation area, medieval church and numerous listed buildings, is located on an elevated position towards the centre and south-eastern parts of the village. More recent development has spread out along roads, but is largely confined to the higher ground. Lingfield Racecourse is situated just outside Lingfield on lower ground further to the south-east.

2.58 North of Lingfield is a small dispersed area of settlement known as Lingfield Common, with an extensive network of public footpaths crossing the fields between Lingfield Common and Lingfield to the south. Along the north-western edge of Lingfield are a nature reserve and a recreation area; they are located on the upper extent of north facing slopes, and have views out over the Low Weald to the north. To the north-east of the nature reserve is site LIN034. A limited stretch of ribbon development also extends along the south edge of Newchapel Road, out to the west of Lingfield.

2.59 Site LIN034 is assessed in more detail on the following pages.
Photograph 277: View from Crowhurst Road, looking south-west towards Lingfield and the site.

Plan not to scale
See plan on page 24 for wider context and key to symbols

Site Visibility (see accompanying photograph above):

2.60 Site LIN034 is open to view at close range from adjacent houses and the public footpath which crosses through the northern part of the site.

2.61 There is also potential for development within the site to be seen within the wider landscape, and from along Crowhurst Road, over clipped hedges.

2.62 Therefore, the overall visual sensitivity is judged to be **Substantial**. This rating feeds into the overall sensitivity assessment table on the following page.

Landscape Capacity:

2.63 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 |

2.64 The sensitivity and value of site LIN034 are both considered to be moderate, resulting in medium capacity for housing development overall. The site is potentially suitable for limited development, provided proposals carefully consider views towards the site and the existing character of the area, and demonstrate no adverse impact on the local 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>
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<td>2</td>
<td>3</td>
<td>4</td>
<td>3</td>
<td>19</td>
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</tbody>
</table>

This site consists of two grazed grass fields. The quality and intactness of boundary vegetation varies, but includes clipped hedges and a number of large mature trees. The site is located within areas classified as grade 3 and grade 4 agricultural land.

No features with significant ecological sensitivity are identified, although a SNCI is located nearby to the west.

The site is located on flat ground to the north of Lingfield. The site is adjacent to the existing settlement edge, but is part of the pattern of grazed fields to the north of the village.

The site is located between Lingfield to the south and Lingfield Common to the north, however does not provide separation between any significant built-up areas of settlement.

The site forms part of the northern rural setting to Lingfield and contributes to the northern approach into the village along Crowhurst Road.

The site is open, close range views into the site from adjacent dwellings, and the public footpath through the north of the site.

There is intervisibility between the site and the wider countryside over the clipped hedge on the eastern site boundary along Crowhurst Road.

Glimpses of potential development within the site would be likely from occasional dwellings to the north, and from trains along the railway to the east, mainly in winter.

Potential for mitigation (inverse score i.e. High potential for mitigation = low sensitivity, therefore low score)

Planting design and careful positioning of houses could reduce the views of built form if the site was developed.

**MODERATE**

### 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>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>3</td>
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<td>1</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>15</td>
</tr>
</tbody>
</table>

None.

The eastern portion of the site is within the Flood Zone. There is an SNCI nearby to the west.

The site is part of the pattern of grazed fields which form the northern setting to Lingfield.

Surrey Historic Landscape Characterisation:
1. FIELD PATTERNS/SYSTEMS
   113. Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type)

There are no ‘outstanding assets’ nearby.

A public footpath crosses through the site and connects with the wider rights of way network to the west.

These are pleasant grazed fields which connect to the wider rural landscape to the east and west. However, adjacent settlement tempers the sense of tranquillity and remoteness.

**MODERATE**
Smallfield Settlement Analysis

2.65 Smallfield lies at the western edge of Tandridge, near the boundary with the Borough of Reigate and Banstead. Horley is approximately 1km to the west of Smallfield, and Gatwick airport is nearby to the south-west. The western edge of the village is close to the M23 motorway, which can be accessed from Smallfield via a contorted route to Junction 9 of the motorway.

2.66 The village is situated within the Low Weald Farmland which forms a swathe across the southern half of Tandridge, which is underlain by mudstone, siltstone and sandstone. Unusually for settlements in the Low Weald, which often occupy elevated positions in the landscape, Smallfield sits within a low lying area, centred on a significant area of Flood Zone, with land levels rising slightly onto higher ground at the perimeter of the village and beyond, such as along Chapel Road to the north, and Redehall Road to the south; both of which contain ribbon development. Sites SMA039 and SMA040 are both located within the existing built up area of Smallfield.

2.67 Sites SMA039 and SMA040 are assessed in more detail on the following pages.
Photograph 278: View from Chapel Road, looking north towards the site.

Dwellings along western side of Chapel Road

Garage within the site

Chapel Road

Dwellings along eastern side of Chapel Road

Site Visibility (see accompanying photograph above):

2.68 Site SMA039 is visible at close range from Chapel Road and nearby properties. However, the site is part of the existing built up area of Smallfield and is seen in context with surrounding development.

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

Landscape Capacity:

2.70 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

2.71 The sensitivity and value of site SMA039 are both considered to be slight, resulting in high capacity for housing development overall. The site could accommodate housing without a detrimental effect on views provided that the form of new development is in keeping with the scale of existing development surrounding 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 (intactness and condition)</th>
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<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>8</td>
</tr>
</tbody>
</table>

This is a small site consisting mainly of hard standing and buildings used as a petrol station, car repair garage and car sales. There are no significant landscape features within the site, although there are mature trees along the southern and western boundaries. No features with significant ecological sensitivity are identified. The site is located along Chapel Road, within the existing settlement pattern of Smallfield. The site does not contribute to separation between any significant areas of settlement. The site is within the existing settlement and not part of its setting, or the setting to the local rural landscape. The site is overlooked by recently constructed dwellings to the south-west. The site is open to view along Chapel Road, and seen in context with the existing frontages along the road and surrounding development. Careful design has the potential to reduce the scale and massing of built form on the site. **SLIGHT**

**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>
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<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>10</td>
</tr>
</tbody>
</table>

None. The site is entirely within an area of Flood Zone. The site has no landscape features of note. Surrey Historic Landscape Characterisation: 8. SETTLEMENT RELATED 805. Post-1811 and pre-1940 settlement (small scale) There are no ‘outstanding assets’ nearby. There is no formal public access within the site. The site is industrial in nature, has no landscape features, and no sense of tranquillity and remoteness. **SLIGHT**
Photograph 279: View from Kings Mead, looking south towards the site.

Photograph 280: View from Redehall Road, looking north-east towards the site.

Site Visibility (see accompanying photographs above):

2.72 Site SMA040 is glimpsed from adjacent properties and at the site entrances. However, the site is seen in context with surrounding development.

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

Landscape Capacity:

2.74 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

2.75 The sensitivity and value of site SMA040 are both considered to be slight, resulting in high capacity for housing development overall. The site could accommodate housing without a detrimental effect on landscape character or views provided that development proposals are closely related to, and in scale with, existing development surrounding the site, and vegetation which forms the boundary to the rural landscape to the east is protected and maintained. 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>
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<th>Inconsistency with existing settlement form/pattern</th>
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</thead>
<tbody>
<tr>
<td>2</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>SLIGHT</td>
</tr>
</tbody>
</table>

This is a small site consisting of a grass field with some small sheds. The western portion of site incorporates a dwelling located off Redehall Road and its associated gardens.

Boundary vegetation varies, but includes large mature trees along the eastern boundary where the site adjoins the wider countryside.

No features with significant ecological sensitivity are identified, although boundary vegetation, in particular, the large mature trees along the eastern site boundary, provides habitat connectivity. The site adjoins domestic properties and associated gardens on three sides within the existing settlement pattern of Smallfield. Trees along the eastern site boundary form a robust edge between the site and the rural landscape to the east. The site does not contribute to separation between settlements. The site provides an undeveloped setting to adjacent houses. Trees along the eastern edge of the site form a treed edge between Smallfield and the rural landscape to the east. The site can be glimpsed, through the site entrance and over boundary vegetation from Kings Mead and bungalows along the road. The site is seen in context with existing adjacent properties. The western portion of the site, including the existing dwelling can be glimpsed momentarily along Redehall Road.

Planting and carefully positioning of houses could limit views of potential development from adjacent dwellings. Vegetation along the eastern boundary should be retained and bolstered.

Landscape Value:

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

None. None. A small, unremarkable site set within the existing settlement pattern of Smallfield. Surrey Historic Landscape Characterisation: 8. SETTLEMENT RELATED 804. Common edge / roadside waste settlement (post-1811 and pre-1940 extant)

There are no outstanding assets nearby. There is no formal public access into the site. The site provides a green undeveloped setting to adjacent dwellings, although the sense of tranquility and remoteness is limited by nearby human influences.