TANDRIDGE LANDSCAPE CAPACITY AND SENSITIVITY STUDY

Rebuttal Notes on Consultation Responses to
Tandridge Landscape Capacity and Sensitivity Study

by

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on behalf of

Tandridge District Council

HDA ref: 786.1
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1. 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 2017 and their capacities set out in an addendum dated April 2017.

1.3 Following publication of the Landscape Capacity and Sensitivity Study findings, as part of the Council’s Local Plan: Sites Consultation (4 November 2016-30 December 2016), consultation responses were received from interested parties, including land owners and site promotors. The following rebuttal notes address those consultation responses. Any changes to the original assessment scores are indicated.
CAT016

Inherent landscape quality:
Essential landscape components are present within the site and could be managed and maintained. The site is no less than an average landscape, with an appropriate score of 3 – no change.

Contribution to the setting of surrounding landscape/settlement:
The site forms part of an open and wooded backdrop to the town. HDA photograph 37 illustrates the reverse view from the site back to the town and demonstrates the important setting function of the site – no change.

Views:
The visibility of the site from public vantage points may be overstated – score could be reduced to 2.

Potential for mitigation:
Mitigation in the form of restricting development to the lower slopes is identified in the assessment, although the score could justifiably be reduced to 3.

Overall sensitivity:
The overall score is still within Moderate sensitivity – no change.

CAT042

Contribution to separation between settlements:
Surrounding settlement would be better described as Chaldon and Caterham, which are separate settlements on either side of the site. Rolfes Lane forms a firm edge to Chaldon, with the site to the east, between Chaldon, Caterham Hill and Caterham Valley. Development on the site would reduce separation between the three areas of settlement, and end the sense of openness provided by the site – no change.

Contribution to the setting of surrounding landscape/settlement:
Footpaths to the north and south of CAT042 allow for appreciation of the site and its contribution to the setting of the settlement, as important as the playing fields to the north, and as clear separation between the surrounding settlements – no change.

Potential for mitigation:
The loss of separation and the sense of openness, as described above, would be unable to mitigate – no change.

Overall sensitivity:
The overall score is still within Substantial sensitivity – no change.

Recreation and public access/locally valued spaces:
The site has high public usage, including dog walkers, and is therefore a more than moderately valued local space – no change.

Overall value:
The overall score is still within Moderate value – no change.
SMA013

Inconsistency with existing settlement form/pattern:
The southern portion of the site has limited relationship to Smallfield. Strong vegetation along the southern edge of the site forms a robust northern edge of settlement. Development within the site would break through this northern edge – no change.

Contribution to the setting of surrounding landscape/settlement:
The site is the rural setting to both settlement to the south, and the countryside to the north, and is a prominent part of the northern approach into Smallfield – no change.

Views:
The site constitutes the majority of the rural view along Chapel Road on the northern approach into Smallfield. There are also close range views into the site from Tandridge Border Path along the western edge, and from dwellings along Chapel Road – no change.

Potential for mitigation:
There are no internal boundaries upon which to establish new landscape structure within any potential new development. The sylvan northern setting to this part of Smallfield would be lost – no change.

Overall sensitivity:
The overall score is still within Substantial sensitivity – no change.

Recreation and public access/locally valued spaces:
The site has important visual value as the view along the northern approach to Smallfield, in addition to its informal physical recreational value, and as such is a locally valued space – no change.

Perceptual aspects:
The site is no less than an average landscape, with an appropriate score of 3 – no change.

Overall value:
The overall score is still within Moderate value – no change.

WAR008

Inherent landscape quality:
The Village Design Statement describes the site as open land. The scale and openness of the site give it a distinctive character, as illustrated by HDA photograph 3, and the Village Design Statement. The site is not degraded and has no urban fringe or detracting urban influences internally. The site is no less than an average landscape, with an appropriate score of 3 – no change.

Inconsistency with existing settlement form/pattern:
Warlingham is predominately a nucleated settlement, with its north-east corner defined by a small valley feature. We remain of the view that the bottom of the valley defines the edge of Warlingham. Development to the north-west is no more than ribbon development related to Farleigh Road and Harrow Road, and is separate from the main settlement of Warlingham – no change.

Contribution to separation between settlements:
Development within the site would lead to coalescence of Warlingham, Chelsham and ribbon development along Farleigh Road, and would have substantial adverse effect on visual separation, resulting in the loss of rural open views across the site from Greenhill Lane, Farleigh Road, Harrow Road, as identified in the Village Design Statement – no change.
Potential for mitigation:
The there are no internal boundaries upon which to establish new landscape structure within potential new
development. The loss of openness in views from footpaths, and the loss of the rural setting to existing
settlement, would be difficult to mitigate – no change.

Overall sensitivity:
The overall score is still within Substantial sensitivity – no change.

Local distinctiveness:
Regardless of whether the site is common land or otherwise, the site’s open, rural, expensive views are
unique in the sense that there are no other substantial extensive tracts of land close to the settlement,
thereby giving the site at least a moderate degree of distinctiveness within the locality – no change.

Recreation and public access/locally valued spaces:
The site is criss-crossed by well used informal routes which connect to adjacent footpaths, with views
across the site.

Overall value:
The overall score is still within Moderate value – no change.

LIN012

(no rebuttals received relating to specific sensitivity or value assessment criteria)
The site consists of outward facing slopes, which if developed would lead to exposed housing on the
skyline, beyond the existing planted soft edge to Lingfield. For this reason, the site is judged to have
substantial visual sensitivity, with limited potential for mitigation – no change.

LIN020

(no rebuttals received relating to specific sensitivity or value assessment criteria)
The site is open with no defensible boundary to the south. Development would breach the existing soft
derge to the settlement and would be visible on the skyline – no change.