Tandridge Landscape Capacity and Sensitivity Study

October 2016
ACKNOWLEDGMENTS

This Landscape Capacity and Sensitivity Study of sites in Tandridge was prepared by Hankinson Duckett Associates (HDA). The study was commissioned and funded by Tandridge District Council. The work has been guided by Marie Killip, Local Plan Manager at Tandridge Council.
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INTRODUCTION

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).

The study will form part of the evidence base for the emerging Local Plan, which will include a range of studies informing which sites should be included as land allocations within the Local Plan.

Background

In 2008 the Council adopted its Core Strategy which sets out the number of houses required to be delivered within Tandridge between 2006 and 2026. The Local Plan will need to demonstrate that it has attempted to meet the future requirement for housing and that land will be allocated to provide for development needs.

The Council has prepared a Strategic Housing Market Assessment (SHMA) in accordance with the National Planning Policy Framework (NPPF), and an extensive evidence base to inform the Local Plan, including a Landscape Character Assessment, Strategic Flood Risk Assessment, Housing and Economic Land Availability Assessment and a Green Belt Assessment. The evidence has been used to inform the consultation draft of the Local Plan which sets out a range of issues and approaches which could be taken to respond to the future needs of the District. However, key to the evolution of the Council’s Local Plan will be to determine a strategy which is mindful of the extensive constraints that Tandridge has, including two Areas of Outstanding Natural Beauty (AONB).

The Planning Practice Guidance (PPG) highlights the requirement for the meeting of housing need to take relevant constraints into account. To understand what is possible and to present a robust strategy to the Planning Inspector, the landscape must be comprehensively considered and the capacity for development demonstrated.

Using the 2015 Landscape Character Assessment of Tandridge prepared by HDA as a starting point, this new work considers the landscape sensitivity, value and capacity of a number of individual potential housing sites across the district, in order to assist in determining the most appropriate strategy for meeting needs in the District without risking undue harm to the nature of the area which is highly regarded. These sites are those which the HELAA identified as being suitable and available at a point in time, and do not necessarily represent those which the Council is seeking to allocate. At the time of writing, the Council had made no decisions regarding land allocations and this study will be used to inform that process.

METHOD STATEMENT

Introduction


Stage 1: Desk Study/Review

Landscape and visual

Baseline data has been be collated in a Geographical Information System (GIS) and analysed and mapped in zones to cover all the sites to the considered, in order to identify existing landscape features, views and the main elements which contribute to the character, structure and setting of each site. Mapping has included:

- Geology and soils;
- Topography;
- Land use and landscape features (based initially on aerial photography and OS mapping);
- Regional and county landscape character types and areas, and associated guidelines;
- Local Plan designations including local landscape, nature conservation, and heritage designation;
- Extent of existing built development (Built Up Area Boundary);
- Listed buildings, conservation areas, registered parks/gardens, ancient monuments;
- Public rights of way (including long distance footpaths etc) and notable view points;
- Areas at risk of flooding;
- Locally valued features e.g. landmarks;
- Any known cultural associations.

Stage 2: Landscape Structure and Settlement Pattern Analysis

Data was overlaid to create a baseline structural analysis for each zone, providing a context for field work and the detailed analysis and assessment to follow, helping to identify:

- The nature of the settlement edge and relationship to existing built form;
- Settlement morphology (including form and setting);
- Settlement visual envelope and intervisibility;
- Setting of the landmark features;
- The location/extent of major constraints to future development.

Stage 3: Stakeholder Engagement

Following the baseline work and the analysis and assessment, workshops were held in March 2016 with stakeholders to explain initial findings and the methodology for detailed assessment, and to take into consideration relevant comments. Those in attendance included council members, council officers from Tandridge and adjacent local authorities, Surrey County Council’s landscape architect and ecologist, and a representative of the High Weald AONB board.

Stage 4: Broad Area Landscape Sensitivity

Maps illustrating the general landscape sensitivity across the district were prepared, taking into account the factors which determine sensitivity set out in Natural England’s Topic Paper 6. These maps indicated the sensitivity context to the sites, but also accord with the detailed assessments of each site carried out in Stage 6.

Stage 5: Field Assessment

Landscape and visual

Field survey work was undertaken during spring 2016 to confirm and refine the baseline desk study, recording characteristics that cannot be recorded via the desk study alone, and informing the analysis and assessment set out in Stage 6. Findings were recorded onto survey sheets, OS mapping and annotated copies of the structural analysis overlays. Subsequent visits to the district were undertaken, to test/confirm Stage 6 assessment work.
Stage 6: Analysis and Assessment

2.7 Drawing together the desk studies and field assessment, and taking into account the guidance set out in Natural England’s Topic Paper 6, each of the sites were assessed for the following factors, as set out below. Sites are assessed on an individual basis, and not as constituent parts of any wider strategic development.

- Existing landscape features, landscape character, and views, supported by annotated photographs as appropriate.
- Overall landscape sensitivity was then assessed, for each site taking into account the following elements in tabulated form:
  - Inherent landscape quality (attractiveness and condition)
  - Ecological sensitivity
  - Inconsistency with existing form/pattern
  - Contribution to setting between settlements
  - Contribution to the setting of surrounding landscape/settlement
  - Visual sensitivity
  - Potential for mitigation
  - Overall sensitivity judgement

<table>
<thead>
<tr>
<th>Element</th>
<th>Major</th>
<th>Substantial</th>
<th>Moderate</th>
<th>Slight</th>
<th>Negligible</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inherent landscape quality</td>
<td>Negligible</td>
<td>Negligible / low</td>
<td>Low</td>
<td>Low / medium</td>
<td>Medium</td>
</tr>
<tr>
<td>Ecological sensitivity</td>
<td>Negligible</td>
<td>Negligible / low</td>
<td>Low</td>
<td>Low / medium</td>
<td>Medium</td>
</tr>
<tr>
<td>Inconsistency with existing form/pattern</td>
<td>Low</td>
<td>Medium</td>
<td>High</td>
<td>High / very high</td>
<td>Very high</td>
</tr>
<tr>
<td>Contribution to setting between settlements</td>
<td>Low</td>
<td>Medium</td>
<td>High</td>
<td>High / very high</td>
<td>Very high</td>
</tr>
<tr>
<td>Contribution to the setting of surrounding landscape/settlement</td>
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<td>Medium</td>
<td>High</td>
<td>High / very high</td>
<td>Very high</td>
</tr>
<tr>
<td>Visual sensitivity</td>
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<td>Medium</td>
<td>High</td>
<td>High / very high</td>
<td>Very high</td>
</tr>
<tr>
<td>Potential for mitigation</td>
<td>Low</td>
<td>Medium</td>
<td>High</td>
<td>High / very high</td>
<td>Very high</td>
</tr>
<tr>
<td>Overall sensitivity judgement</td>
<td>Low</td>
<td>Medium</td>
<td>High</td>
<td>High / very high</td>
<td>Very high</td>
</tr>
</tbody>
</table>

2.8 Overall landscape value was then assessed, for each site taking into account the following elements in tabulated form:

<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, tranquility, and remoteness)</th>
<th>Overall value judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major</td>
<td>Negligible</td>
<td>Negligible / low</td>
<td>Low</td>
<td>Medium</td>
<td>Negligible / low</td>
<td>Negligible / low</td>
<td>Low / medium</td>
</tr>
<tr>
<td>Substantial</td>
<td>Negligible</td>
<td>Negligible / low</td>
<td>Low</td>
<td>Medium</td>
<td>Negligible / low</td>
<td>Negligible / low</td>
<td>Low / medium</td>
</tr>
<tr>
<td>Moderate</td>
<td>Negligible</td>
<td>Negligible / low</td>
<td>Low</td>
<td>Medium</td>
<td>Negligible / low</td>
<td>Negligible / low</td>
<td>Low / medium</td>
</tr>
<tr>
<td>Slight</td>
<td>Low</td>
<td>Low / medium</td>
<td>Medium / high</td>
<td>High</td>
<td>High</td>
<td>High / very high</td>
<td></td>
</tr>
<tr>
<td>Negligible</td>
<td>Low / medium</td>
<td>Medium</td>
<td>High / very high</td>
<td>Very high</td>
<td>Very high</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2.9 For each element within the landscape sensitivity and landscape value tables were graded on their degree of sensitivity or value, ranging from negligible to major. That continuum of sensitivity and value is divided into a 5 point scale as follows:

1. Negligible
2. Slight
3. Moderate
4. Substantial
5. Major

As an example, visual sensitivity is determined as follows: a site that is visible from a very limited number of locations and is difficult to perceive within the wider landscape is judged to have negligible visual sensitivity and has a score of 1. At the other end of the scale, an open site which forms the dominant part of the view, particularly in views from outstanding assets such as an AONB, is judged to have a major visual sensitivity and has a score of 5.

2.10 The scores for each element within the landscape sensitivity and landscape value tables are summed to give overall sensitivity and value scores for each site, with the overall scores graded as follows for both sensitivity and value:

1-7: Negligible
8-14: Slight
15-21: Moderate
22-28: Substantial
29-35: Major

2.11 As a final stage, the overall sensitivity and value ratings were reviewed to assess whether a specific or overriding aspect of sensitivity or value has been under or over weighted in the consolidation of the profile into a single overall rating. If necessary, ratings could then be adjusted up or down to reflect individual situations, ensuring that professional judgement is the final arbiter in the assessment process rather than relying solely on an arithmetic system. In this instance it has not been necessary to adjusted any sensitivity or value outcomes.

Stage 7: Landscape Capacity for Development

3.1 Finally, the landscape capacity of each site was determined by combining the sensitivity and value ratings derived from the tabulated assessments set out in Stage 6, using the following matrix:

<table>
<thead>
<tr>
<th>Value</th>
<th>Sensitivity</th>
<th>Substantial</th>
<th>Moderate</th>
<th>Slight</th>
<th>Negligible</th>
</tr>
</thead>
<tbody>
<tr>
<td>Negligible</td>
<td>Negligible</td>
<td>Negligible / low</td>
<td>Low</td>
<td>Low / medium</td>
<td>Medium</td>
</tr>
<tr>
<td>Substantial</td>
<td>Negligible</td>
<td>Negligible / low</td>
<td>Low</td>
<td>Low / medium</td>
<td>Medium</td>
</tr>
<tr>
<td>Moderate</td>
<td>Negligible / low</td>
<td>Low</td>
<td>Medium</td>
<td>Medium / high</td>
<td>High</td>
</tr>
<tr>
<td>Slight</td>
<td>Low</td>
<td>Low / medium</td>
<td>Medium / high</td>
<td>High</td>
<td>High / very high</td>
</tr>
<tr>
<td>Negligible</td>
<td>Low / medium</td>
<td>Medium</td>
<td>High / medium</td>
<td>High / very high</td>
<td>Very high</td>
</tr>
</tbody>
</table>

3. POLICY CONTEXT

3.1 The Tandridge District Core Strategy was adopted by the Council in October 2008, and sets out key planning policies for the District. The new emerging Local Plan for Tandridge will set out the vision for the District for the next 20 years and provide a framework for the future improvement, development and local protection of the District and the Green Belt. The Local Plan will be informed by:

• The issues facing the District
  • National planning policy (NPPF)
  • Neighbourhood Plans
  • Evidence from a range of assessments
  • Community and other feedback gathered through formal consultations.

3.2 There are two Areas of Outstanding Natural Beauty (AONBs) within Tandridge, the Surrey Hills and High Weald. The NPPF makes it clear that great weight should be given to conserving landscape and scenic beauty within AONBs. The current Core Strategy (Policy CSP 20 - Areas of Outstanding Natural Beauty and CSP 21 - Landscape and Countryside) recognise that the natural environment should be conserved and enhanced.

3.3 An Area of Great Landscape Value (AGLV) was designated under the now revoked Surrey Structure Plan. AGLV remains part of the current policy framework for Tandridge District Council as one of its saved policies. A reassessment of the AGLV as either candidate areas for inclusion in the Surrey Hills AONB, or as a local landscape designation is ongoing and will eventually supercede the current AGLV.

3.4 Tandridge has the highest percentage of Green Belt of any Local Authority in the country at 94%, although some built up areas of the District are excluded, and there are a number of brownfield sites and settlements which remain in the Green Belt. Green Belt considerations are addressed separately in the Council’s evidence base.
4. LANDSCAPE CONTEXT

Illustrated by Figures 1 to 6 and analysis plans for each zone

4.1 Tandridge District forms the eastern portion of Surrey, located between Greater London to the north, West Sussex to the south and Kent to the east. The District contains a variety of landscape types, including the North Downs in the north, the Greensand Hills through the centre, and the Weald to the south. There are significant areas of high quality landscape within Tandridge, with two Areas of Outstanding Natural Beauty, the Surrey Hills AONB and the High Weald AONB (see Figure 1).

4.2 The Surrey Hills AONB was one of the first landscapes in the county to be designated as an Area of Outstanding Natural Beauty in 1958. It includes elevated chalk downland and the south facing scarp which stretches east-west across the District, and adjoins the Kent Downs AONB at the county boundary to the east.

4.3 The High Weald AONB was designated in 1983, it covers the wooded weald at the south-east corner of Tandridge consisting of a mosaic of small irregular fields, abundant woods and hedges, scattered farmsteads and sunken lanes. The High Weald AONB stretches into Kent, East Sussex and West Sussex. The importance of the District’s countryside is also recognised by policy, with the vast majority of Tandridge covered by Green Belt policy (see Figure 2).

4.4 Tandridge is covered by four of Natural England’s National Character Areas (see Figure 6), which form broad east-west bands across the District, and correlate with the underlying geology (see Figure 3). The national character areas within Tandridge include the North Downs (character area 119), Wealden Greensand (character area 120), Low Weald (character area 121) and finally the High Weald (character area 122).

4.5 In 2015 HDA prepared a landscape character assessment for the County of Surrey. The countywide assessment subdivides the national character areas into more detailed landscape character areas as shown on Figure 6. The Chalk Ridge, and areas of Chalk with Woodland, Open Chalk Farmland, and Wooded North Downs where identified within the northern portion of the District surrounding Warlingham, and Caterham. At the foot of the south facing Chalk Ridge is the broad Greensand Valley within which Godstone is situated. The Greensand Valley rises up to the south to meet the distinctive Wooded Greensand Hills, which Betchingley and Oxted are partially located within. The majority of the southern portion of the District is occupied by a wide swathe of Low Weald Farmland with its pattern of maintained hedgerows with distinctive mature oak trees. The settlements of Blindley Heath, Lingfield, Smalfield, South Godstone, and South Nutfield are all located in the Low Weald Farmland. The landscape rises again further south to the Wooded High Weald which contains Dormansland and Felbridge.

4.6 The quality of the agricultural land across the District is identified by Natural England’s agricultural land Classification (see Figure 4), with the majority of the land across Tandridge classified as grade 3 or 4.

4.7 An Historic Landscape Characterisation (HLC) project was undertaken by Dr Nicola Bannister to analyse the landscape of Surrey with a view to explaining the history and development of the area, including Tandridge. The HLC data is available from the Surrey County Council interactive map on the County’s website: www.surreycc.gov.uk/maps/surrey-interactive-map. The HLC data covering each site is referenced in the fourth column of the value assessment tables to provide an overview of the historic make-up and ‘time-depth’ of the sites.

Landscape Structure and Settlement Analysis

4.8 For ease of mapping, the study area is divided into zones (see Figure 1), 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.
Figure 4: Agricultural Land Classification

KEY
- Grade 1
- Grade 2
- Grade 3
- Grade 4
- Non agricultural
- Urban

- Surrey district boundaries
- Current designated settlement boundaries
- Sites

Based on mapping data licensed from Ordnance Survey, Crown copyright.
Warlingham Settlement Analysis

1.1 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.

1.2 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.

1.3 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 and site WAR029.

1.4 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 WAR018 and the large WAR008 site which extend eastwards from Warlingham towards Greatpark and significant areas of ancient woodland further east, along with sites WAR011, WAR023, WAR012, WAR019 and WAR005 located on the settlement edge.

1.5 The southern edge of Warlingham, and sites WAR035 and WAR025, are 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.

1.6 Detached from Warlingham, and within the rural landscape to the east, are sites WAR033 and WAR034.

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

1.1 Site **WAR029** is a large agricultural field, divided up into a series of grazing fields. It lies across a small valley landform. The visual envelope extends to all sides of the site, but longer distance views are also possible from within the valley to the north and south.

1.2 Open views into the site are possible from Bridleway 47 (Crewe’s Lane) to the north (see Photograph 01) where boundary hedges are low. Open views are also possible from Bridleway 86 to the south which crosses the valley formation giving visual links through to Warlingham to the north and across the site to the south. These routes are particularly sensitive to change.

1.3 Houses along Farleigh Road to the east are elevated above the site and have open views across the site. To the east, housing around Crewe’s House also have views across the site.

1.4 The site is within the current Area of Great Landscape Value, and open views from the valley to the north are also sensitive.

1.5 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:

\[
\text{Substantial sensitivity} \times \text{Moderate value} = \text{Low landscape capacity}
\]

2.2 Site **WAR029** has substantial sensitivity due to its inconsistency with the existing settlement form/pattern, its contribution to the separation with Chelsham and views. Combined with moderate value, the site has low capacity for housing development. Development in this area would have a significant detrimental effect on visual amenity and the character of the landscape.
### 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>
<td>2</td>
<td>4</td>
<td>3</td>
<td>4</td>
<td>4</td>
<td>3</td>
<td>23</td>
</tr>
</tbody>
</table>

- The site is a large agricultural field divided up by electric fencing for horse grazing in parts. There is an area of ancient woodland adjacent to the site along the southern edge. Along the public right of way to the south there is a wire and post fence, scrub and some trees. There are low shrubby trees within the field. Along the public right of way to the west and north the boundaries are fences and hedgerow. Partially Grade 3 agricultural land. Partially Urban Agricultural Land Classification.

### 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>3</td>
<td>2</td>
<td>3</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>4</td>
<td>17</td>
</tr>
</tbody>
</table>

- The site is in the current AGLV.
- There is ancient woodland along the southern boundary of the site.
- This is a distinctive and unusual small valley landscape formation which has visual links to the north and south. There is ancient woodland in the land between the small valleys.
- Surrey Historic Landscape Characterisation:
  - 1. **FIELD PATTERNS/ SYSTEMS**
  - 114. ‘Prairie’ fields (large enclosures with extensive boundary loss)
- The site forms part of the AGLV.
- There is no formal or informal public access however there are public rights of way to the north and south with visual access onto the site.
- This is a rural landscape which may have lost some boundary features but forms part of the current AGLV. The wooded boundaries, ancient woodland and wider rural landscape continuum create a highly scenic quality. There is little road noise or other urban influences on the site.
Site Visibility (see accompanying photograph above):

1.1 Site WAR018 is a field to the west of Chelsham Common. It is well contained by dense hedgerow boundaries, with localised views from housing and fields. There are views into the site from Chelsham Road and Chelsham Common to the east, and properties located here, where a large gap in vegetation around the gate allows open views into the field (see photograph above).

1.2 This is judged to be a sensitive location due to its designation as common land and the rural setting of the listed building. Glimpsed views are possible from housing along Harrow Road to the north, especially from upper windows of properties, and from the public right of way along Green Lane, Bridleway 87. There are views onto site from Kennel Farm to the south.

1.3 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 WAR018 is judged to have a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited housing proposals, but would need to demonstrate no adverse impacts on the setting of the existing landscape and settlement, and should be considered alongside other relevant evidence.
### Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Inherent landscape quality (intactness and condition)</th>
<th>Ecological sensitivity</th>
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<th>Overall sensitivity judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>2</td>
<td>4</td>
<td>2</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>MODERATE</td>
</tr>
</tbody>
</table>

The site consists of a small pastoral field. There are trees within the centre of the field. The boundaries with WAR 008 are mature, well managed native hedgerows with occasional hedgerow tree, including mature oaks. Along Chelsham Road the hedge has occasional gaps.

Urban Agricultural Land Classification.

Urban Agricultural Land Classification.

- Good quality oaks are found on site.
- There is a small open dispersed settlement at Chelsham hamlet and some postwar ribbon development along Harrow Road.
- Development here would not be consistent with these development forms.
- Development here would make a contribution towards reducing the gap between Warlingham and Chelsham.
- The site contributes to the rural setting of the farm, housing along Harrow Road and to the west side of Chelsham Common.
- There are localised views from housing along Harrow Road, and housing around Chelsham Common.
- There are wider views of boundary vegetation from the west and south, including from the public right of way along Green Lane.
- It would be difficult to mitigate views from the wider landscape.
- Mitigation should include enhancement of hedgerows along Chelsham Road.

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

- The site is within the current AGLV.
- None.
- The site is a characteristic small scale field pattern, with boundary hedgerows and mature trees.
- Surrey Historic Landscape Characterisation:
  - 1. FIELD PATTERNS/ SYSTEMS
  - 114. ‘Prairie’ fields (large enclosures with extensive boundary loss)
  - Adjacent to a listed building at Chelsham Common.
- There are few views in, however the hedgerows and trees form part of the current AGLV and wider landscape pattern of small scale fields.
- The site contributes to the setting of Chelsham Common and the listed building.
- There is no formal or informal public access and no public rights of way adjacent.
- There is some visual access to the site from the common.
- The field is within a rural setting adjacent to farm buildings.
- Urban influences are low.
01 Warlingham: Site WAR008

Site: WAR023

Greenhill Lane - edge of Warlingham settlement

Houses on Farleigh Road

Houses along Harrow Road

Boundary with WAR018

Boundary of Kennel Farm

Plan not to scale
See plan on page 10 for wider context and key to symbols

Photograph 3: View north west from Chelsham Road

Site Visibility (see accompanying photograph above):

1.1 Site WAR008 is a large field, which slopes towards the south to Greenhill Lane which is situated along a small valley, forming the edge of Warlingham settlement. Although views are localised to the perimeter, the visual envelope extends in all directions and includes edges of settlement, and views across the site are long range. From Chelsham Road along the south east there are open views into the site (see Photograph 03) as the hedge is low and has gaps. Along the Harrow Road to the north east, views are restricted by a robust hedgeline, however views are possible from upper windows of houses and where the gate breaks the hedgeline.

1.3 There are views across the site from the public rights of way which run along the north east and south west, Bridleway 87/Green Lane and Bridleway 177/Greenhill Lane. Hedges are low along Green Lane allowing views from adjacent housing as well as from the football club. Views are open from Green Lane which is lacking boundary vegetation in places. Views are possible from Sunny Bank, Farleigh Road, some end housing on Alexandra Road and Alexandra Avenue.

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 **Moderate value** = **Low landscape capacity**

2.2 Site WAR008 has substantial sensitivity due to its inconsistency with the existing settlement form/pattern, its contribution to the separation with Chelsham and low potential for successful mitigation. Combined with moderate value, the site has low capacity for housing development. Development in this area would have a significant detrimental effect on the character of the landscape as a whole and the separation between settlements.
## 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>
<td>1</td>
<td>5</td>
<td>4</td>
<td>3</td>
<td>3</td>
<td>4</td>
<td>23</td>
</tr>
</tbody>
</table>

The site is a gently sloping large field with removed boundaries, in pasture at the moment. There are no trees within the field. There is a remnant field boundary at the northern end of the field. To the south west there is a post and wire fence and low hedge with gaps. Along Green Lane public right of way there is an established, but broken, native hedge and some mature trees. To the north there is a hedge boundary with Kennel Farm and an established hedge boundary including mature oaks with the field next to Chelsham Common. The Boundary along Harrow Road is an established hedge, with hedgepergola trees but with gaps in places. Urban Agricultural Land Classification: There are some small hedgerow trees such as hawthorn. There are bluebells along hedgerows and good quality mature oaks. 

Warlingham developed on flat slopes between valleys. Development here would cross a small valley which currently forms part of the edge of settlement and therefore would be inconsistent with the settlement pattern. The site is attached to the settlement boundary along a small part of the perimeter, and is attached to a separate settlement to the west (along Farleigh Road).

Development here would fill in a gap between Chelsham Hamlet and Warlingham and would lead to coalescence between these settlements. It would impact on the character of Chelsham Common.

The site provides an open rural setting to the developments of Warlingham and Chelsham. The site is visible from the eastern edge of Warlingham. There are localised views from Chelsham Road, housing along Harrow Road, housing along Green Lane and housing along Alexandra Avenue. There are views from the football field and public rights of way along Green Lane and Greenhill Lane.

The rural setting of the public rights of way and the recreation ground along Green Lane would be difficult to mitigate. The loss of a green gap between Chelsham and Warlingham would be impossible to mitigate. Mitigation would need to include the introduction of planting across the site in order to reduce impacts on housing in Warlingham and Chelsham compromising the open character of the area.

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

The site is within the current AGLV. None known. The site has a village green or common feel which is distinctive. Surrey Historic Landscape Characterisation: 1. FIELD PATTERNS/SYSTEMS 114. ‘Prairie’ fields (large endorses with extensive boundary loss) The site is within the AGLV and does not form a part of a setting to any other outstanding asset. The site has public rights of way around two sides – to the south and east - Bridleway 87 and 177. There is also informal usage of the field by walkers. The site has a rural character, with few urban influences.
Site Visibility (see accompanying photographs above):

1.1 Site **WAR011** is a small sloping field and area of scrub on the eastern edge of Warlingham settlement. Boundary vegetation is dense and the site is therefore well contained with limited views in.

1.2 From the west and south there are localised views in from adjacent housing along Alexandra Avenue and Alexandra Road, limited to back gardens and upper windows (see photographs above).

1.3 Views into the site are possible from Greenhill Lane Bridleway 177 where the gate breaks the line of the hedgerow.

1.4 The site is visible from the open field to the north which slopes up and Chelsham Road, however these are limited to views of the boundary vegetation and glimpses of 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:

- Slight sensitivity x Slight value = High landscape capacity

2.2 With slight sensitivity and value, **WAR011** 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.
## 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>2</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>SLIGHT</td>
</tr>
</tbody>
</table>

The site is made up of a field, used for horse grazing, and an area of regenerated scrub which is open in parts.

The field is well contained with a substantial native hedge with native trees and shrubs.

Urban Agricultural Land Classification.

There are some mature trees within the boundary hedgerow, plus native trees including holly and hawthorn.

Warlingham developed on the slopes between valleys. The settlement to the north has developed on slopes up to the small valley bottom along the northern edge of Warlingham. This is defined by public rights of way which mark the edge of settlement. The site runs up to this public right of way and so would be consistent with the development pattern.

The site is adjacent to the settlement boundary.

Development on this site would contribute to loss of green space between Chelsham and Warlingham and would bring development at Warlingham to the furthest eastern point. However, the site features provide containment and would retain the visual separation between settlements.

The site forms parts of the rural space around Warlingham. However, the site is well contained and has little visual prominence, apart from the vegetation around the boundaries.

The site forms parts of the rural space around Warlingham. However, the site is well contained and has little visual prominence, apart from the vegetation around the boundaries.

The site is also visible from the public right of way Greenhill Lane to the north.

It would not be possible to mitigate loss of green space between Chelsham and Warlingham, although this loss is slight.

There would be effects on the rurality of the public right of way to the north, although these should be mitigated by retaining boundary vegetation.

## Landscape Value:

### Landscape designations

None although adjacent to the current AGLV designation.

### Ecological and other designations (eg. heritage, flood zone etc)

None.

### Local distinctiveness

Area of scrubby woodland and horse grazing field which is not distinctive in appearance.

### Any historic/cultural/literary associations

None.

### Contribution to setting of ‘outstanding assets’

Surrey Historic Landscape Characterisation:

10. RECREATION

1007. Major sports fields and complexes.

The site forms a minor part of the setting to the AGLV through wooded boundaries.

There is no formal or informal access to the site.

There is a public right of way along the northern border.

The site has a high degree of enclosure and the land use is rural in character.

### Recreation and public access/locally valued spaces

The site forms a minor part of the setting to the AGLV through wooded boundaries.

### Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)

The site forms a minor part of the setting to the AGLV through wooded boundaries.

### Overall value judgement

None of these aspects are particularly strong, but the site is well contained and has little visual prominence.

SLIGHT
Site Visibility (see accompanying photograph above):

1.1 Site WAR023 is two fields on the eastern edge of Warlingham settlement, one of which slopes down towards Greenhill Lane, Bridleway 177. They are currently used for an allotment area, stables and grazing. There is dense boundary vegetation around the perimeter and the visual envelope of the site extends to local housing, public right of way and housing around Chelsham to the north east (see photograph above). Views of the northern sloping field are limited due to the landform.

1.2 To the south west, housing along Alexandra Avenue has open views onto the site. To the south, along Chelsham Road, there are open views into the site through gaps in boundary vegetation.

1.3 Fields and housing to the north west have distant views onto the upper slopes of the site. These are within the current extent of the Area of Great Landscape Value.

1.4 Glimpsed views are possible from the eastern end of Bridleway 177 to the north of the site.

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

Landscape Capacity:

2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:

Slight sensitivity x Slight value = High landscape capacity

2.2 With slight sensitivity and value, WAR023 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.
## Inherent landscape quality (intactness and condition)

<table>
<thead>
<tr>
<th>Landscape Value</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>
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</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>3</td>
<td>2</td>
<td>SLIGHT</td>
</tr>
</tbody>
</table>

The site is two small fields with a barn, stables and allotment area. Wooden fences divide up the field. The boundary vegetation is robust around the site. Along Alexandra Drive this is a low clipped hedge. Along Chelsham Road, Greenhill Lane (public right of way) and the boundary with the field to the north this is a dense hedge. Urban Agricultural Land Classification.

### Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Element</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape Value</td>
<td>2 1 1 2 2 3 2 13</td>
</tr>
</tbody>
</table>

The site is adjacent to the current AGLV on two sides. None. The site consists of two small fields which are characteristic of the local area. Surrey Historic Landscape Characterisation: 10. RECREATION 1007. Major sports fields and complexes. Forms a minor part of the setting to the current AGLV through wooded boundaries. There is no formal or informal public access, although there are allotments within the site. There is a public right of way to the north of the site. The land use is rural, and the outlook to the north is rural. There is a high degree of enclosure due to hedges. Road noises impact slightly and there is urban influence from the south west.

The site is two small fields with a barn, stables and allotment area. Wooden fences divide up the field. The boundary vegetation is robust around the site. Along Alexandra Drive this is a low clipped hedge. Along Chelsham Road, Greenhill Lane (public right of way) and the boundary with the field to the north this is a dense hedge. Urban Agricultural Land Classification.

The site forms part of the separation between Chelsham and Warlingham. There is intervisibility from higher parts of the site. The site is attached to the settlement boundary to the west. The site forms part of the rural area between Warlingham and Chelsham. The site makes a minor contribution to local housing amenity. There are glimpses from the current AGLV to the north and housing at Chelsham. It would be difficult to mitigate views from Chelsham due to the elevated slopes. Existing robust boundaries should be retained in order to help mitigate visual effects.

The site is not visually prominent although there are glimpses from areas around Chelsham. There are localised views from Alexandra Avenue. There are glimpses from the road due to vegetation. The site forms part of the rural area between Warlingham and Chelsham. There is intervisibility from higher parts of the site. The site is attached to the settlement boundary to the west. The site forms part of the rural area between Warlingham and Chelsham. The site makes a minor contribution to local housing amenity. There are glimpses from the current AGLV to the north and housing at Chelsham. It would be difficult to mitigate views from Chelsham due to the elevated slopes. Existing robust boundaries should be retained in order to help mitigate visual effects.

### Potential for mitigation (Inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)

<table>
<thead>
<tr>
<th>Recommendation</th>
<th>Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>保留并沿绿植围之</td>
<td>SLIGHT</td>
</tr>
</tbody>
</table>

### Overall sensitivity judgement

<table>
<thead>
<tr>
<th>Overall sensitivity judgement</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</td>
<td>SLIGHT</td>
</tr>
</tbody>
</table>

### Warlingham: Site WAR023

- **Landscape Value:**
  - The site is two small fields with a barn, stables and allotment area. Wooden fences divide up the field. The boundary vegetation is robust around the site. Along Alexandra Drive this is a low clipped hedge. Along Chelsham Road, Greenhill Lane (public right of way) and the boundary with the field to the north this is a dense hedge. Urban Agricultural Land Classification.
  - The site forms part of the separation between Chelsham and Warlingham. There is intervisibility from higher parts of the site. The site is attached to the settlement boundary to the west. The site forms part of the rural area between Warlingham and Chelsham. The site makes a minor contribution to local housing amenity. There are glimpses from the current AGLV to the north and housing at Chelsham. It would be difficult to mitigate views from Chelsham due to the elevated slopes. Existing robust boundaries should be retained in order to help mitigate visual effects.
  - The site is not visually prominent although there are glimpses from areas around Chelsham. There are localised views from Alexandra Avenue. There are glimpses from the road due to vegetation. The site forms part of the rural area between Warlingham and Chelsham. There is intervisibility from higher parts of the site. The site is attached to the settlement boundary to the west. The site forms part of the rural area between Warlingham and Chelsham. The site makes a minor contribution to local housing amenity. There are glimpses from the current AGLV to the north and housing at Chelsham. It would be difficult to mitigate views from Chelsham due to the elevated slopes. Existing robust boundaries should be retained in order to help mitigate visual effects.
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- **Potential for mitigation (Inverse score i.e. high potential for mitigation = low sensitivity, therefore low score):**
  - 保留并沿绿植围之

- **Overall sensitivity judgement:**
  - 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major

- **Warlingham: Site WAR023**
  - The site is two small fields with a barn, stables and allotment area. Wooden fences divide up the field. The boundary vegetation is robust around the site. Along Alexandra Drive this is a low clipped hedge. Along Chelsham Road, Greenhill Lane (public right of way) and the boundary with the field to the north this is a dense hedge. Urban Agricultural Land Classification.
  - The site forms part of the separation between Chelsham and Warlingham. There is intervisibility from higher parts of the site. The site is attached to the settlement boundary to the west. The site forms part of the rural area between Warlingham and Chelsham. The site makes a minor contribution to local housing amenity. There are glimpses from the current AGLV to the north and housing at Chelsham. It would be difficult to mitigate views from Chelsham due to the elevated slopes. Existing robust boundaries should be retained in order to help mitigate visual effects.
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01 Warlingham: Site WAR012

Small valley landform to the north
Area of ancient woodland
Equestrian arena
Footpath 48
Houses along Farleigh Road and Boxwood Way which form the edge of Warlingham

Photograph 7: View east along footpath 48, looking towards Farleigh Road

Site Visibility (see accompanying photograph above):

1.1 Site WAR012 is two small sloping fields on a gentle valley landform which extends from the north. The site is adjacent to Warlingham settlement and has development on three sides. 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 centre of the site.

1.2 Housing on various levels, 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 Footpath 46 which runs through 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 x Slight value = Medium/High landscape capacity

2.2 Site WAR012 has a moderate sensitivity, but combined with slight value, has an overall medium/high landscape capacity for housing development. The site could accommodate a small urban extension in landscape terms, provided key considerations, including the site’s role as a locally valued space, are taken into account. Other evidence relevant to the site’s suitability for development should also be considered.
Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Landscape Value</th>
<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>Views (visual sensitivity)</th>
<th>Potential for mitigation</th>
<th>Overall sensitivity judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site is two small grazing fields either side of the public right of way which links Mint Walk and Farleigh Road. These fields are used for horse grazing, to the east is a terraced area with an equestrian arena and stables. In the southern field is a low shrubby field, boundaries are wooden fences with low hedges and trees of various sizes, some of which are in poor condition. 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.</td>
<td>There are low shrubby trees around the perimeter and some coniferous trees in back gardens.</td>
<td>The site is attached to the settlement boundary along the east and south boundaries and is surrounded by development on two sides. The site is on a small valley system which extends through WAR029. Development on slopes as steep as these is evident along Farleigh Road but not entirely typical of the development pattern of the east of Warlingham which is mostly on flatter slopes or plateau. The current settlement boundary is weak however.</td>
<td>The site does not contribute towards separation between developments.</td>
<td>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.</td>
<td>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.</td>
<td>Effects on the outlook of the public right of way through the centre 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 could not be mitigated.</td>
<td>SLIGHT</td>
<td></td>
</tr>
</tbody>
</table>

The site is within the extent of the current AGLV. None. The site is part of a distinctive landscape valley formation with visual links to the north. Surrey 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 centre of the site links through to other well used open spaces such as the playground to the west. The site has an urban edge quality, and is impacted on by the weak edge to settlement. Roads and sounds from adjoining housing has a slight adverse impact. The adjoining character to the north is highly scenic. | 3 | 1 | 2 | 1 | 1 | 3 | 2 | 14 |
Site Visibility (see accompanying photographs above):

1.1 Site **WAR019** is a redundant playing field and fields behind housing on Hillbury Road, on gentle slopes with settlement to the south, east and west. There is dense boundary vegetation around the perimeter and the visual envelope of the site is limited to adjacent housing, and public rights of way.

1.2 From Hillbury Road to the south there are views of the houses which are within the site boundary and glimpses of the site behind. Views of this part of the site are very limited to glimpses from the road and views from houses along Hillbury Road which back onto the field.

1.3 There are views into the site from the public rights of way to the east of the site, Footpath 110, where there is no boundary vegetation (see photograph 8 above). Housing along Sheldon Avenue to the east has views into the site where housing backs directly onto the field.

1.4 Fields to the north and west have views of boundary vegetation but no views into 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:

- Slight sensitivity x Slight value = High landscape capacity

2.2 With slight sensitivity and value, **WAR019** 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.
The site is two fields, the largest, to the north, is an old playing field with abandoned club house to the east. This is closed for public access and is currently being grazed by horses.

The second is an area of land at the rear of housing along Hillbury Road. This part of the site includes a shed at the back and house along Hillbury Road.

The boundaries are formed by security fencing, hedgerows, woodland and mature trees.

Grade 3 Agricultural Land Classification.

There is a small block of woodland along the southern boundary of the playing field. Semi mature oaks are found around all boundaries.

Worthingham village centre is located on a plateau between two valleys. Development in this location would not be inconsistent with this development pattern.

However the site is only partially attached to the settlement boundary, which is defined by the common land and an area of green space which includes allotments to the south east of this site.

The playing fields are part of a green gap between Limpshill Road and Hillbury Road, however development here would not close a gap between settlements as these are both within Worthingham.

This site is part of the rural continuum to the north of Worthingham village. Although it is inward looking with limited views in, the dense boundary vegetation contributes to wooded views from the public right of way network, to the views from the fields to the north and to the settlement edge.

The playing field and irregular sized field at the rear of housing are well contained by boundary vegetation which limits views in.

Localised views are possible from houses and gardens around the perimeter to the south, east and west and glimpses from the public right of way network.

It would be difficult to mitigate the effects on the public right of way, especially to the east where boundary vegetation is has gaps.

Planting along the eastern footpath would be required to mitigate effects.

The playing fields are part of a green gap between Limpshill Road and Hillbury Road, however development here would not close a gap between settlements as these are both within Worthingham.

The playing field and irregular sized field at the rear of housing are well contained by boundary vegetation which limits views in.

Localised views are possible from houses and gardens around the perimeter to the south, east and west and glimpses from the public right of way network.

It would be difficult to mitigate the effects on the public right of way, especially to the east where boundary vegetation is has gaps.

Planting along the eastern footpath would be required to mitigate effects.

The dense boundary vegetation should be retained in order to reduce impacts on views.

### 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>None.</td>
<td>None.</td>
<td>None.</td>
<td>None.</td>
<td>None.</td>
<td>None.</td>
<td>None.</td>
<td>SLIGHT</td>
</tr>
</tbody>
</table>

The site contains unremarkable playing fields but with distinctive boundaries.

Survey Historic Landscape Characterisation:


The site forms no contribution to the setting of outstanding assets.

There is a public right of way around the site which links to Tithepit Shaw. This is an ex-recreation site which is no longer open to formal or informal public use.

The site is peaceful for an urban site. The road and other urban sounds are low.

The wooded boundaries and enclosure creates a scenic quality.
01 Warlingham: Site WAR005

Photograph 10: View across the southern part of site, looking east through a gap in boundary vegetation on Footpath 110

Plan not to scale
See plan on page 10 for wider context and key to symbols

Site Visibility (see accompanying photograph above):

1.1 Site WAR005 is located on a generally flat site with settlement to the south and east and dense boundary vegetation around the perimeter. Therefore the visual envelope of the site is limited to adjacent housing, roads and public rights of way.

1.2 From Limpsfield Road to the east the view into the site is limited to views of the house which is within the site boundary, and views south into the site from the entrance to the redundant leisure centre.

1.3 There are views into the site from the public rights of way to the north and west of the site. From Bridleway 58 to the north views are mostly restricted by vegetation along the route, with occasional glimpses in through gaps in the hedge. From Footpath 110 there are more frequent views into the southern part of the site where boundary vegetation is weak (see photograph above).

1.4 Housing along Sheldon Avenue and Limpsfield Road have views in from upper windows.

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, WAR005 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.
**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>2</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>14</td>
</tr>
</tbody>
</table>

The site is two regular, rectangular fields around an old leisure centre building, tarmacked entrance way and detached 1930s house.

The southern field is used for football. The northern field is covered in scrub and is in poor condition.

The boundaries are wire fences and hedgerows some of which have gaps. Along the Limpsfield Road there are many good sized trees including oak.

Urban Agricultural Land Classification.

There are some wooded areas along the public right of way to the west.

The centre of the village of Warlingham is to the south around the green. It formed on a plateau between two valleys. Development on this site would be consistent with the topography of the development pattern.

The site is also connected to the settlement boundary on two sides.

The site contributes to separation between the Hamsey Green area north of Warlingham and the ribbon development along Farleigh Road.

This is a physical separation and not complete visual separation.

This site is part of the pattern of regular rectangular fields to the north west of Warlingham.

The site is on flat ground and is not visually prominent, from the surrounding landscape.

There are views in from the public right of way network to the north and west.

There are some glimpses in from Limpsfield Road and localised views from housing to the east and west.

SLIGHT

**Landscape Value:**

<table>
<thead>
<tr>
<th>Landscape designations</th>
<th>Educational 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, tranquility, and remoteness)</th>
<th>Overall value judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>None.</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>4</td>
<td>2</td>
<td>12</td>
</tr>
</tbody>
</table>

None. None. There is a flat playing field to the south of the site, and a scruffy field to the north which is characteristic to the local area.

Densely wooded boundaries are distinctive.

Surrey Historic Landscape Characterisation:

1. **FIELD PATTERNS/ SYSTEMS**

   106. Medium to large regular fields with wavy boundaries (late medieval to 17th/18th century enclosure)

10. **RECREATION**

   1807. Major sports fields and complexes.

The site is not part of the setting to the AONB or the current AGLV.

Does not contribute to the setting of heritage assets.

The site is a redundant playing field.

There are public rights of way along two sides of the site – to the north and west.

The adjoining green spaces are scenic.

Noise from the Limpsfield Road impacts on the tranquility of the site.

SLIGHT
Site Visibility (see accompanying photograph above):

1.1 Site WAR035 is a field site which includes building to the northern end, partly within the AGLV, and located to the south east of Warlingham. It is well contained by vegetation and despite being on a sloping site views in are limited.

1.2 There are filtered views from the public rights of way along Plantation Lane to the south and High Lane to the east. These are mostly restricted by wooded boundaries however.

1.3 There are localised views from properties to the north and west. These are filtered by vegetation.

1.4 There are long distance views, mostly of the wooded boundaries, from the south, along Halliloo Valley Road.

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

Landscape Capacity:

2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:

Moderate sensitivity \times Moderate value = Medium landscape capacity

2.2 With moderate sensitivity and value, site WAR035 is judged to have a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited housing proposals, but would need to demonstrate no adverse impacts on the setting of the existing landscape and settlement, and other evidence relevant to the site’s suitability for development should also be considered.
### 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, tranquility, and remoteness)</th>
<th>Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>2</td>
</tr>
</tbody>
</table>

The site is partly within the extent of the current AGLV. The site is adjacent to an area of ancient woodland. The fields are characteristic to the edge of Warlingham. The densely wooded boundaries and rural lane to the east are distinctive. Surrey Historic Landscape Characterisation: 9. PARKLAND AND DESIGNED LANDSCAPES 905. Smaller designated gardens. The site contributes to the current AGLV which is within the site. There is no formal or informal access to the site. There are public rights of way to the south and east and this site forms part of the rural outlook. The field has a rural character with the adjoining rural High Lane and wooded edges. Towards the north of the site there are more urban influences from Warlingham. Halliloo Valley Road has an impact on the site.  

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

The site is partly within the extent of the current AGLV. The site is adjacent to an area of ancient woodland. The boundary along the public right of way, Plantation Lane, is an area of woodland. The woodland includes oak and beech in good condition. The boundary to the west with Farm Lane is a wooden fence and woodland beyond. The fields are in pasture, although not being grazed. Urban and Grade 3 Agricultural Land Classification. There are trees of over 8 metres including a horse chestnut and mature oaks in the hedgerow along High Lane. Other trees include holly, sycamore, hawthorn and willow.  

Warlingham has developed up to the edge of a plateau, which then falls away sharply into a valley to the south. The site is on the edge of plateau above the valley and would therefore be consistent with the development pattern. The site is attached to the settlement boundary of Warlingham along the north and east sides and therefore offers the potential to round off development. The current settlement edge is formed by a densely wooded boundary which would potentially be broken by development here.  

There is no contribution to separation between settlements. The site forms the edges to the wooded slopes along the edge of Warlingham and the boundaries are visually prominent from the south along Halliloo Valley Road and Woldingham Golf Club. It is an important part of the rural edge of Warlingham. The site is visible from the public right of way to the south and east – Plantation Lane and High Lane, but these are only glimpses and are mostly views of the boundary vegetation. The boundary vegetation is visible from the south, but there are no views into the site itself.  

The dense boundary vegetation should be retained so that views to the south are prevented. The effects on the rurality of the public right of way will be difficult to mitigate depending on access points.  

### Inherent landscape quality (intactness and condition)

<table>
<thead>
<tr>
<th>Score</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Negligible</td>
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<td>Moderate</td>
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<tr>
<td>3</td>
<td>Substantial</td>
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<tr>
<td>4</td>
<td>Major</td>
</tr>
</tbody>
</table>

### Ecological sensitivity

<table>
<thead>
<tr>
<th>Score</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
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<tr>
<td>2</td>
<td>Moderate</td>
</tr>
<tr>
<td>3</td>
<td>Substantial</td>
</tr>
<tr>
<td>4</td>
<td>Major</td>
</tr>
</tbody>
</table>

### Inconsistency with existing settlement form/pattern

<table>
<thead>
<tr>
<th>Score</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
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<tr>
<td>2</td>
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</tr>
<tr>
<td>3</td>
<td>Substantial</td>
</tr>
<tr>
<td>4</td>
<td>Major</td>
</tr>
</tbody>
</table>

### Contribution to separation between settlements

<table>
<thead>
<tr>
<th>Score</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
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<tr>
<td>2</td>
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</tr>
<tr>
<td>3</td>
<td>Substantial</td>
</tr>
<tr>
<td>4</td>
<td>Major</td>
</tr>
</tbody>
</table>

### Contribution to the setting of surrounding landscape/settlement

<table>
<thead>
<tr>
<th>Score</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Negligible</td>
</tr>
<tr>
<td>2</td>
<td>Moderate</td>
</tr>
<tr>
<td>3</td>
<td>Substantial</td>
</tr>
<tr>
<td>4</td>
<td>Major</td>
</tr>
</tbody>
</table>

### Views (visual sensitivity)

<table>
<thead>
<tr>
<th>Score</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Negligible</td>
</tr>
<tr>
<td>2</td>
<td>Moderate</td>
</tr>
<tr>
<td>3</td>
<td>Substantial</td>
</tr>
<tr>
<td>4</td>
<td>Major</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Score</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Negligible</td>
</tr>
<tr>
<td>2</td>
<td>Moderate</td>
</tr>
<tr>
<td>3</td>
<td>Substantial</td>
</tr>
<tr>
<td>4</td>
<td>Major</td>
</tr>
</tbody>
</table>

### Overall sensitivity judgement

<table>
<thead>
<tr>
<th>Score</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Negligible</td>
</tr>
<tr>
<td>2</td>
<td>Moderate</td>
</tr>
<tr>
<td>3</td>
<td>Substantial</td>
</tr>
<tr>
<td>4</td>
<td>Major</td>
</tr>
</tbody>
</table>
01 Warlingham: Site WAR025

Site Visibility (see accompanying photograph above):

1.1 Site **WAR025** is a series of gently sloping fields on the southern edge of Warlingham settlement. The site is well contained by dense boundary vegetation, including woodland to the south and east, and the visual envelope extends to adjacent housing to the north, east and west.

1.2 Views into the site are not possible from the public right of way, Bridleway 45 to south, as there is a block of ancient woodland to the south of the site.

1.3 There are glimpsed views from adjacent housing along Blanchmans Road, Larch Close, and the end house on Beechwood Lane. Glimpsed views are also possible from the recreation ground to the north.

1.4 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, **WAR025** 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.
<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>2</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>SLIGHT</td>
</tr>
<tr>
<td>The site is several fields divided by wooden and post and wire fences. The fields are/ have been used for grazing horses. There are stables to the east of the site and a shed. There is woodland around the edges including ancient woodland along the southern boundary. Mature trees including oak. Urban and Grade 4 Agricultural Land Classification.</td>
<td>Warlingham has developed up to the edge of a plateau, which then falls away sharply into a valley to the south. The site is on the edge of plateau above the valley and would therefore be consistent with the development pattern. The site is attached to the settlement boundary of Warlingham along the north and east sides and therefore offers the potential to round off development or to be an infill site. There is also less dense development to the west of the site.</td>
<td>There is contribution to separation between settlements.</td>
<td>The wooded boundaries are visually prominent to the south forming part of the character of wooded slopes along the edge of Warlingham. The fields themselves are not visually prominent as they are well enclosed.</td>
<td>There are localised views from housing to the north, east and west.</td>
<td>There is a high potential for mitigation as views in are very limited. Wooded boundaries would need to be retained to prevent impacts on the recreation ground and public rights of way to the south.</td>
<td>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</td>
<td></td>
</tr>
<tr>
<td>Landscape Value:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SLIGHT</td>
</tr>
<tr>
<td>Landscape designations</td>
<td>Ecological and other designations (eg. heritage, flood zone etc)</td>
<td>Local distinctiveness</td>
<td>Any historic/cultural/literary associations</td>
<td>Contribution to setting of ‘outstanding assets’</td>
<td>Recreation and public access/locally valued spaces</td>
<td>Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)</td>
<td>Overall value judgement</td>
</tr>
<tr>
<td>3</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>SLIGHT</td>
</tr>
<tr>
<td>The site is within the current AGLV.</td>
<td>The site is adjacent to a Local Nature Reserve, Biodiversity Opportunity Area and Ancient woodland. The site is characteristic of small rectangular fields adjacent to wooded slopes. Surrey Historic Landscape Characterisation: 10. RECREATION 1006. Golf courses – farmland origin.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</td>
</tr>
</tbody>
</table>
Site Visibility (see accompanying photographs above):

1.1 Site WAR033 is a farm site which adjoins WAR034. This is situated along a ridge line within the countryside to the east of Chelsham. It has weak boundary vegetation but the landform means that views of the site are more limited from the west but open from the north east.

1.2 There are no views onto the site from Chelsham Court Road to the south west, apart from immediately adjacent where boundary vegetation along the road is has gaps. There are only glimpsed views possible of the site surroundings from the public right of way to the south west. From Beddlestead Lane, which is within a valley to the north east, there are open views of parts of the site. The site and its surrounds are within the current extent of the Area of Great Landscape Value.

1.3 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 traveller 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 Detached from any significant area of settlement, site WAR033 is inconsistent with existing settlement form. However, combined with slight value, the site is judged to have an overall medium/high landscape capacity for traveller development, provided considerations such as the setting to the surrounding landscape are 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</th>
<th>Overall sensitivity judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>5</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>MODERATE</td>
</tr>
</tbody>
</table>

The site is an area of hardstanding currently used by a number of caravans. There is deciduous woodland to the northern part of the site. Boundaries are wooden fences and some trees and hedges.

Grade 3 Agricultural Land Classification.

No ecological features identified however there is tree cover around the site and hedges with gaps.

The site is detached and distance from any significant settlement.

The site does not contribute to separation between settlements.

The site is open to views from the north east as the two sites are on a ridge.

The wooded boundaries contribute to the wooded character of the ridge.

There are no views into the site from the south, although site WAR034 has views in.

There are glimpses from the public right of way to the north west.

There are views from the valley to the north east.

In order to mitigate views from the north woodland cover and boundary vegetation should be enhanced.

No mitigation for atypical 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>
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<tbody>
<tr>
<td>3</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>SLIGHT</td>
</tr>
</tbody>
</table>

The site is within the current extent of the AGLV.

None.

The site is used for caravans, and has limited distinctiveness.

Surrey Historic Landscape Characterisation:

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

Does not contribute to an outstanding asset.

There is no formal or informal public access.

There are no public rights of way adjacent.

The surrounding landscape is highly scenic and rural.

The condition of the site detracts from its scenic qualities.

There are no urban influences.
Site Visibility (see accompanying photographs above):

1.1 Site **WAR034** is a farm site which adjoins WAR033. This is situated along a ridge line within the countryside to the east of Chelsham. It has weak boundary vegetation but the landform means that views of the site are more limited from the west but open from the north east.

1.2 There are no views onto the site from Chelsham Court Road to the south west, apart from immediately adjacent where the entrance allows views in. There are only glimpsed views possible of the site surroundings from the public right of way to the south west.

1.3 From Beddlestead Lane, which is within a valley to the north east, there are open views of parts of the site. The site and its surroundings are the current extent of the Area of Great Landscape Value.

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 traveller 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 Detached from any significant area of settlement, site **WAR034** is inconsistent with existing settlement form. However, combined with slight value, the site is judged to have an overall medium/high landscape capacity for traveller development, provided considerations such as the setting of surrounding landscape, are taken into account.
### 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>1</td>
<td>1</td>
<td>1</td>
<td>5</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>MODERATE</td>
</tr>
</tbody>
</table>

- The site is part of a farm site with areas of hardstanding, a field within the south east of the site and agricultural buildings within and adjacent to it.
- There is woodland along the southern boundary and fences and trees around the boundary to the south east.

### Grade 3 Agricultural Land Classification.

The site is detached and distance from any significant settlement.

The site does not contribute to separation between settlements.

The site is open to the south east but the boundaries do not contribute to the wider landscape.

There are no views into the site from the south.

There are glimpses from the public rights of way to the north west.

There are open views from the valley to the north east.

There are no views possible from beyond Broom Lodge Farm.

In order to mitigate views from the north woodland cover and boundary vegetation should be enhanced.

### 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>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>SLIGHT</td>
</tr>
</tbody>
</table>

- The site has no contribution to outstanding assets.
- There is no formal public access to the site.
- There are no public rights of way through or adjacent to the site.

- The surrounding landscape is highly scenic and rural.
- The condition of the site destracts from its scenic qualities.
- There are no urban influences.